



Total area: approx. 197.1 sq. metres (2121.9 sq. feet)

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Grosvenor Road



Grosvenor Road, Wanstead

Asking Price £1,800,000 Freehold

- Stunning family home totalling 2,212.9 square feet
- Central Wanstead location
- Large outbuilding with shower room & W.C
- Separate formal lounge
- Two bathrooms
- Corner plot with deep frontage
- Extended and refurbished to the highest specification
- Huge kitchen/diner/lounge with separate utility room
- Three double bedrooms
- Potential for a first-floor side extension (SSTP)

Grosvenor Road, Wanstead

Positioned on a prestigious corner plot in the heart of Wanstead, this exceptional residence epitomises contemporary luxury, offering an uncompromising standard of design and craftsmanship within one of East London's most coveted village settings.



Council Tax Band: F



Perfectly situated just 0.2 miles from Wanstead's vibrant High Street, the property enjoys immediate access to an eclectic collection of boutique shops, acclaimed restaurants, stylish cafés and bars, alongside the area's renowned green open spaces. Both London Underground stations at Wanstead (0.4 miles) and Snaresbrook (0.5 miles) are within easy reach, providing excellent connectivity into Central London. Families will also appreciate the abundance of highly regarded educational establishments nearby, including Wanstead Church School, Nightingale Primary School, Our Lady of Lourdes and The Grove Montessori Nursery.

Having undergone a comprehensive and meticulous renovation, this remarkable home has been entirely reimagined by the current owners to create a residence of exceptional sophistication and functionality. Occupying a larger-than-average corner plot, every element has been thoughtfully curated to deliver an elevated lifestyle experience. A substantial resin-bound driveway provides secure parking for multiple vehicles, with infrastructure already in place for electric vehicle charging, alongside integrated water and power supplies. Security is paramount, with hydraulic parking bollards and a comprehensive surveillance system offering complete peace of mind.

Throughout the home, underfloor heating, bespoke joinery and carefully considered layered lighting schemes create an atmosphere of refined comfort and understated elegance. The welcoming entrance hall is flooded with natural light and features discreet fitted storage alongside striking large-format porcelain flooring, which extends seamlessly throughout the ground floor and into the landscaped garden beyond. Expansive sliding doors blur the distinction between indoor and outdoor living, creating a truly impressive sense of space and flow. A beautifully appointed guest cloakroom is complemented by a luxurious utility room, thoughtfully designed to accommodate laundry appliances, additional refrigeration, a sink and extensive bespoke cabinetry. An oversized electric skylight bathes the space in natural light, enhancing both practicality and aesthetic appeal.

The centrepiece of the home is undoubtedly the magnificent open-plan living and entertaining space, where impeccable design meets cutting-edge technology. The bespoke handleless kitchen is centred around a substantial island, both finished with premium Dekton work surfaces and incorporating an abundance of illuminated storage solutions. A comprehensive suite of integrated Neff appliances includes twin Slide&Hide ovens, microwave, warming drawer, dishwasher, and full-height fridge and freezer. A Quooker tap with CUBE system delivers instant boiling, chilled filtered and sparkling water, while a Bora induction hob with integrated extraction crowns the expansive island, which comfortably seats four and incorporates concealed power points and additional storage. Adding a further layer of luxury is the exceptional walk-in pantry and concealed beverage station, discreetly hidden behind bespoke sliding doors. Complete with a secondary Quooker tap, custom cabinetry and integrated lighting, it creates the perfect coffee bar or entertaining area adjacent to the dining space, which sits beneath an impressive roof lantern that floods the room

with natural light.

The principal living area offers extensive bespoke cabinetry and a beautifully crafted media wall designed to accommodate a 65-inch television, while a second reception room, accessed through full-height glazed sliding doors, provides a more intimate setting for relaxation or entertaining. Completing the space is a bespoke media wall and integrated electric curtains, a thoughtful luxury detail that is also featured in two of the three bedrooms, underscoring the home's commitment to comfort, technology and contemporary living.

The upper floors continue the home's commitment to luxury and comfort. The first floor hosts two generous double bedrooms, each benefiting from bespoke fitted wardrobes with integrated lighting, alongside a beautifully appointed family bathroom featuring a freestanding bath, walk-in wet-room shower and contemporary designer sanitaryware. Occupying the entire top floor, a further double bedroom suite provides a private retreat, complete with bespoke fitted storage and an elegant en-suite shower room featuring a ceiling-mounted rainfall shower. There is further potential to extend the property to gain an additional bedroom (STPC).

Externally, the landscaped rear garden has been designed for effortless enjoyment and year-round entertaining. Low-maintenance by design, it incorporates beautifully planted borders, three distinct terrace areas and secure gated side access. Completing this outstanding offering is a substantial insulated outbuilding, currently configured as a private gym and wellness space. Fully equipped with power, lighting, a generous walk-in storage room and a stylish shower room with WC, it offers exceptional versatility for fitness, home working, guest accommodation or leisure use.

EPC Rating: B82

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room

11'1" x 12'3"

Kitchen/Dining Room

25'9" x 24'1"

Utility

7'5" x 8'8"

Bedroom

10'8" x 18'6"

Bedroom

12'10" x 11'2"

Bedroom

17'6" x 11'6"