



Clock Court, Victory Road, Wanstead

Asking Price £315,000 Leasehold

- One bedroom period conversion
- Spread over second and third floor
- Open-plan kitchen/lounge
- Chain free
- Split level apartment
- Stunning Neo-Gothic development
- Allocated parking
- Close to Snaresbrook Station

****SOLD BY PETTY SON & PRESTWICH**** Petty Son & Prestwich are pleased to offer for sale this spacious one bedroom, split-level, conversion forming part of this Grade II listed Victorian building, which was formerly the Royal Merchant Seamen's Orphanage and later Wanstead Hospital.

This impressive home offers a seamless mix of period features and contemporary living and is within easy walking distance of Wanstead High Street (0.4 miles) and Snaresbrook Station (0.6 miles).

Situated in Clock Court, an imposing Victorian building built in the Gothic style, this split-level apartment is steeped in history. The communal entrance halls are striking, with the vaulted ceilings and chandeliers, giving an immediate feeling of grandeur before entering the apartment. Stepping inside the home, you will discover an open plan living area with a fitted kitchen opening to the reception room. Venturing upstairs there is a large bedroom area, fitted wardrobes and a bathroom.

The development also benefits from well-maintained communal gardens, and both allocated and visitors parking. This property is also being sold chain free.

EPC Rating: D66

Council Tax Band: C

Lease Information: 189 years from 1st April 1996 (160 years currently remain)

Service Charge: £2520.55 per annum

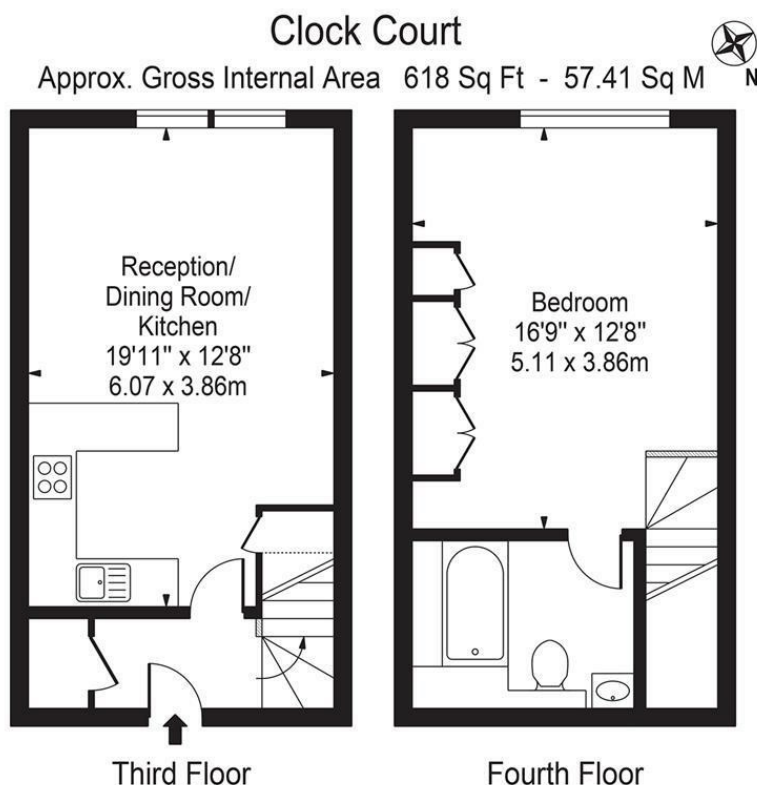
Ground Rent: £55 per annum

Reception/Dining Room / Kitchen

19'10" x 12'7"

Bedroom

16'9" x 12'7"



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.