

## Mansfield Road

Approximate Gross Internal Area = 501 sq ft / 46.5 sq m  
(Excluding Reduced Headroom / Shed)  
Reduced Headroom = 7 sq ft / 0.7 sq m  
Total = 508 sq ft / 47.2 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice



## Mansfield Road, Wanstead

Asking Price £450,000 Leasehold - Share of Freehold

- 0.1miles from Wanstead Underground Station and high street
- Exquisite fitted bathroom and kitchen
- Stunning condition throughout
- Ground floor Victorian conversion
- No Onward Chain
- Woodburning stove in living room
- Private garden with direct access
- Central Wanstead location
- One double bedroom

# Mansfield Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son and Prestwich are delighted to offer for sale this stunning, one double bedroom, Victorian ground floor conversion with own private garden.

Perched on the edge of Wanstead High Street (0.1 mile) with its array of shops, bars, restaurants and two Central Line stations, the location of this home is highly sought after. You are also close to the stunning Wanstead Park and Flats, where you can enjoy beautiful walks and bike rides past the lakes and forest.

The property is in good decorative order throughout and when combined with the high ceilings, wood burning stove and crisp white walls, the home creates the perfect mix of contemporary flare against the charm of the characterful features.

The property is accessed via your own front door and accommodation is comprised of a spacious kitchen/diner, features a charming bay window overlooking the garden and the seamless high gloss units and work surfaces create a bright, contemporary place to cook and entertain. A separate lounge area, large double bedroom and stylish bathroom completes the exquisite accommodation. The garden to the rear is South-West facing and offers a low maintenance, tranquil space that is not overlooked and is the perfect space for Summer BBQs.



Council Tax Band: C



## RECEPTION ROOM

14'10" x 10'3"

## KITCHEN

10'6" x 10'0"

## BEDROOM

12'2" x 11'7"

