



## Blake Hall Crescent, Wanstead

Offers In Excess Of £1,350,000 Freehold

- Expansive home spanning 2,458 square feet (excluding eves)
- Lakehouse Conservation Area
- Two reception rooms
- Kitchen/diner and additional utility room
- Ground floor W.C & large cellar
- Quiet cul-de-sac in the highly desirable
- Four bedrooms
- Three bath/shower rooms
- Additional 949 square foot outbuilding set up as garaging & home office
- Driveway with electrical charging point

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are proud to present this exceptional Edwardian semi-detached residence, offering an impressive 2,458 square feet of beautifully appointed living space, plus a substantial 949 sq ft detached garage with an overhead studio—ideal for home working, guest accommodation or creative pursuits.

Perfectly located just opposite Aldersbrook Tennis Club, the home is within easy reach of the picturesque green spaces of Wanstead Park and Wanstead Flats. Families will appreciate being just 0.6 miles from the highly regarded, Ofsted 'Outstanding' Aldersbrook Primary School. Excellent transport links include with Wanstead and Leytonstone Central Line stations and bustling High Streets within 0.9 miles and Manor Park Station (Elizabeth Line) 1.5 miles away. Several convenient bus routes are also available via nearby Aldersbrook Road, offering swift connections to the surrounding areas.

Upon entry, the ground floor showcases two superb reception rooms laid with solid American Oak flooring. A formal front reception features elegant solid wood double doors and a cosy wood burner, while the rear family room flows effortlessly into the extended kitchen/diner. Bathed in natural light via full-height glass doors, side windows and overhead skylights, this impressive space takes full advantage of its west-facing aspect—perfect for both everyday family life and entertaining. There's ample room for a large dining table, kitchen island with breakfast bar, and an American-style fridge/freezer.

A separate utility room keeps laundry and appliances out of sight, with direct access to the side return for discreet waste removal. The ground floor also benefits from a guest WC and access to a substantial 441 sq ft cellar – ideal for easily accessible storage.

Upstairs, the first floor comprises three bedrooms—two generous doubles with bespoke, full-height fitted wardrobes, one of which enjoys its own sleek en-suite shower room. A stylish family bathroom completes this level.

The second floor has been thoughtfully converted to provide a further large double bedroom, complete with Juliette balcony, modern shower room, and extensive eaves storage.

Externally, this home continues to impress. The private driveway includes an electric vehicle charging point and side access to the expansive 95ft west-facing garden. Commencing with a raised patio, ideal for summer dining, leading to a central lawn with mature planting and a full-width, brick-built outbuilding. Offering exceptional versatility, the detached outbuilding provides secure garaging on the ground floor (access via Belgrave Road) while the first floor is currently arranged as a generous home office. A shower room is in situ (not yet plumbed), offering scope for future use, perhaps to service a gym or studio on the ground level, making this an ideal space for home working, fitness, or guest accommodation.

EPC Rating: E48

Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

## Reception Room

16'12" x 14'11"

### Blake Hall Crescent

Approximate Gross Internal Area = 2458 sq ft / 228.3 sq m

(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 62 sq ft / 5.8 sq m

Outbuilding = 949 sq ft / 88.2 sq m

Total = 3469 sq ft / 322.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.