



## Belgrave Road, Wanstead

Offers In Excess Of £1,250,000 Freehold

- Four bedroom Edwardian home
- Large rear garden with direct access to woodland
- Period features throughout
- 0.9 miles to Leytonstone Underground Station
- Beautifully extended
- Cellar
- Ensuite to principle bedroom

*Petty Son and Prestwich are delighted to offer this beautifully extended four bedroom Edwardian residence, enviably positioned within the highly sought after Lakehouse Estate, a designated conservation area celebrated for its elegant period homes, leafy tree lined avenues and immediate proximity to Wanstead Flats and surrounding woodland.*

This exceptional family home offers a harmonious blend of original Edwardian character and refined contemporary living, while benefiting from excellent transport connections and outstanding local schooling. Leytonstone Central Line Station lies just 0.9 miles away on foot, with Wanstead Station at 1.1 miles, while Aldersbrook Primary School, rated Outstanding by Ofsted, is conveniently located 0.8 miles from the property.

The attractive frontage immediately impresses, showcasing double bay sash windows, original brickwork and a charming awning framing the original sage coloured front door with exquisite stained glass, all approached via an immaculate tiled pathway.

Upon entry, a welcoming and generously proportioned hallway sets the tone, featuring beautifully preserved original tiled flooring and a striking carved balustrade. Throughout the home, high ceilings, sash windows, dado rails and stained glass detailing pay homage to its Edwardian heritage, complemented by tasteful modern enhancements for everyday comfort.

The front reception room is light filled and elegant, boasting a large bay window, original fireplace, subtle grey walls and panelling and exposed floorboards which continue into the second reception room. Equally impressive, this space features a further original fireplace and stunning stained glass French doors, retained by the current owners as a beautiful focal point, opening into the contemporary full width rear extension.

The extension offers an outstanding family living space, enhanced by skylights, doors opening directly onto the garden and characterful terracotta tiled flooring. This flows into the kitchen, which enjoys a charming country 'feel' with sage and pine cabinetry, cream worktops, a butler sink and tiled flooring.

The first floor hosts three beautifully appointed bedrooms, each retaining its original fireplace. The family bathroom is a true showpiece, both characterful and luxurious, featuring a roll top bath, separate shower, striking black and white mosaic tiled flooring and crisp white wall tiles with contrasting black detailing.

The loft has been expertly converted and extended to create an impressive principal suite, with double doors opening onto a Juliette balcony offering far reaching views across the forest and Wanstead Flats. The suite further benefits from ample eaves storage and a sleek contemporary ensuite with a walk in shower.

Externally, the rear garden is a tranquil green oasis, beginning with a generous patio area leading to a spacious lawn bordered by mature shrubs and planting, and backing directly onto woodland. A rear garage and direct forest access enhance the appeal, providing a scenic walking route and the most direct pedestrian access to Leytonstone Central Line Station, ideal for commuters and nature lovers alike.

EPC Rating: C74

Council Tax Band: E

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



Total area: approx. 207.8 sq. metres (2236.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© mdsphoto.uk | www.mdsphoto.co.uk  
Plan produced using PlanUp

Belgrave Road