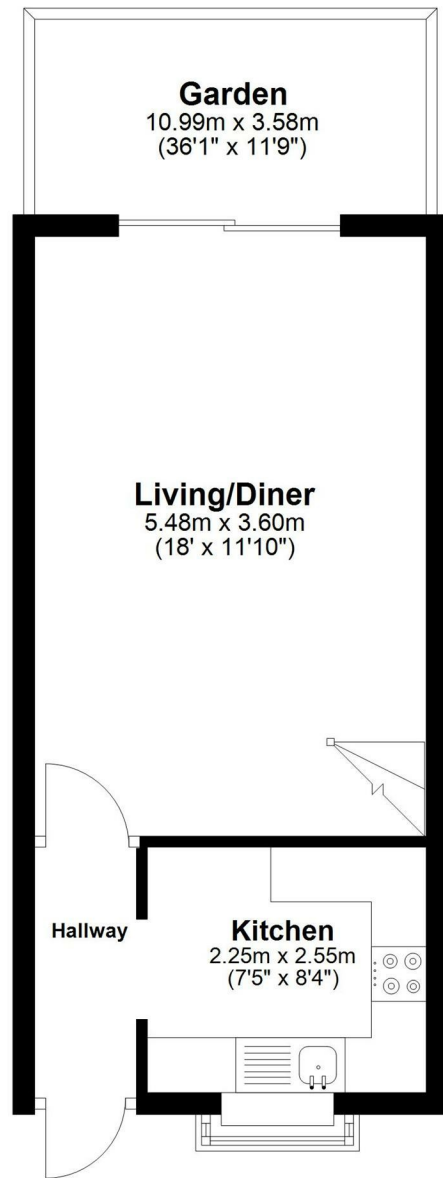


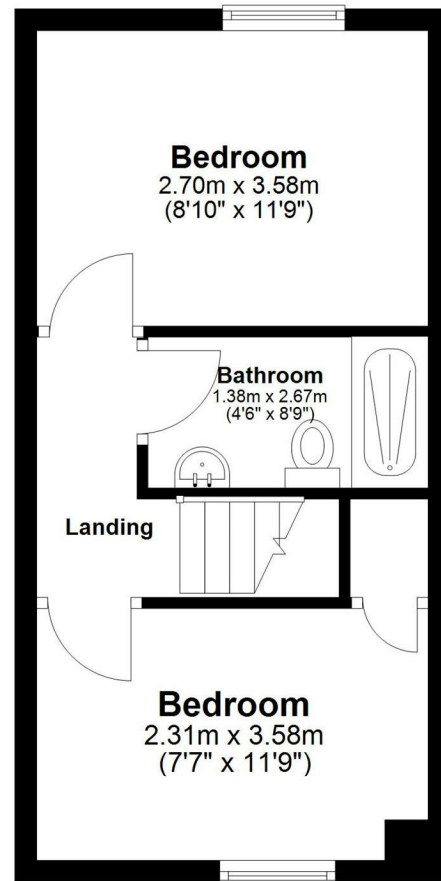
### Ground Floor

Approx. 28.3 sq. metres (305.1 sq. feet)  
(excluding Garden)



### First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



**Total area: approx. 55.7 sq. metres (599.3 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.□

### Greenstone Mews



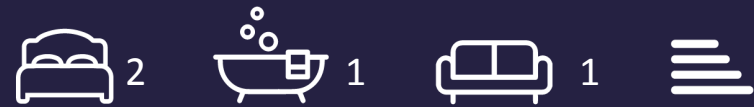
### Greenstone Mews, Wanstead

Asking Price £565,000 Freehold

- Terraced house
- Two double bedrooms
- Lounge/diner
- Garden with gated rear access
- Moments from Wanstead High Street
- Quiet Cul-de-sac
- Contemporary kitchen and bathroom
- Allocated parking space
- Potential to extend to the rear (STPP)
- No onward chain

# Greenstone Mews, Wanstead

\* SOLD BY PETTY SON & PRESTWICH \* Petty Son & Prestwich are delighted to offer for sale this immaculately presented two double bedroom home, perfectly positioned just moments from the leafy charm of Christchurch Green in Central Wanstead.



Council Tax Band: E



Ideal for commuters, this charming property sits just 0.5 miles from Wanstead Underground Station and 0.4 miles from Snaresbrook Underground Station, while Greenstone Mews itself is a quiet no-through road, known for its friendly, close-knit community feel. The home also benefits from an allocated parking space and convenient rear garden access via a rear gate and pathway.

Inside, the property is beautifully presented with crisp white walls and a thoughtful mix of wood, tiled and soft grey finishes, creating a light, airy and inviting atmosphere throughout. The ground floor offers a stylish modern kitchen with sleek white gloss units, mirrored splashbacks, tiled flooring and integrated appliances, alongside a generous lounge/dining room that opens directly onto the low-maintenance rear garden through a large sliding door. There is clear potential for a modest extension (STPP), adding further appeal.

Upstairs comprises two well-proportioned double bedrooms and a contemporary wet room style shower room, complemented by a small, handy loft space for additional storage.

The rear garden is laid to patio and benefits from gated access onto a rear pathway, offering real practicality for bins, bikes and works access without passing through the house.

Offered for sale with no onward chain, this is a well-located, move-in ready home in one of Wanstead's sought-after pockets.

EPC Rating: E49

Council Tax Band: E

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

## Reception Room

17'12" x 11'10"

## Kitchen

7'5" x 8'4"

## Bedroom

8'10" x 11'9"

## Bedroom

7'7" x 11'9"