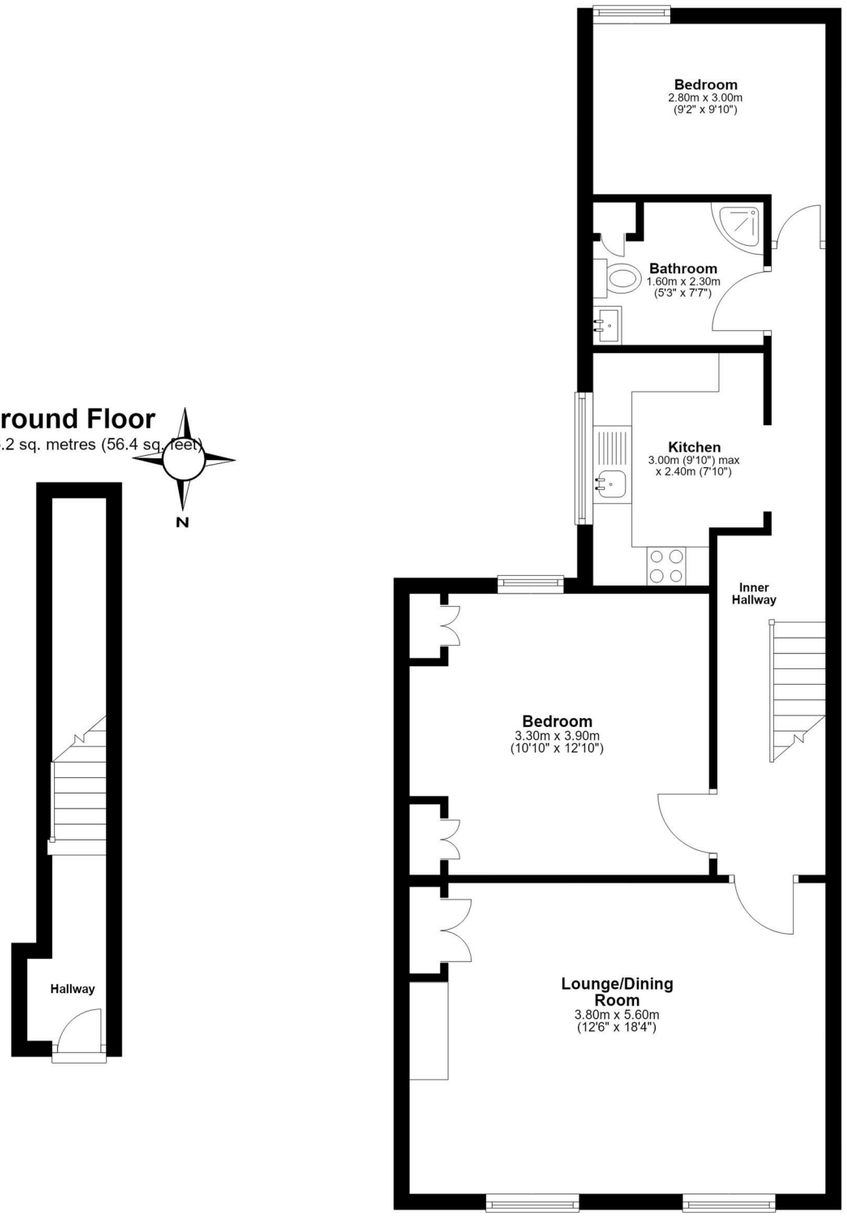
## First Floor

Approx. 62.0 sq. metres (667.3 sq. feet)

## Ground Floor

Approx. 5.2 sq. metres (56.4 sq. feet)




Total area: approx. 67.2 sq. metres (723.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

**Wellesley Road**

11 Woodbine Place, Wanstead, London, E11 2RH
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www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









# Wellesley Road, Wanstead

## Asking Price £525,000 Leasehold

- Two Bedroom First Floor Period Conversion
- Private Rear Garden
- Recently replaced shower room and kitchen
- Large Reception Room
- Wanstead Village
- 0.1 Miles to Wanstead High Street
- Original Features
- Great Transport Links

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# Wellesley Road, Wanstead

A Victorian Gem in the Heart of Wanstead Village. Full of character, beautifully refreshed and perfectly placed for village life, this charming two-bedroom Victorian conversion offers a wonderful blend of period elegance and contemporary style.

2 | 1 | 1 | D | Council Tax Band: C







Petty Son & Prestwich are delighted to present this delightful top-floor home, tucked away in the heart of Wanstead, just 0.1 miles from the High Street and its irresistible mix of independent shops, welcoming cafés, stylish bars, restaurants and nearby green spaces.

For commuters, the location is just as appealing, with both Snaresbrook and Wanstead stations within easy reach, at approximately 0.2 and 0.4 miles respectively, offering convenient connections into central London in around 20 minutes. Whether you are looking for a characterful first home, a peaceful retreat from city life or a well-connected base close to everything Wanstead has to offer, this lovely apartment ticks all the right boxes.

From the moment you arrive, the handsome Victorian façade sets the tone. Beautiful bay and sash windows, a charming canopy porch and all the architectural appeal you would hope for from a period property create a wonderful first impression. The front garden has also been recently landscaped, with a fresh pebbled finish, manicured shrubs and an attractive new tiled pathway that complements the building's original character beautifully.

Inside, the generous reception room is a real highlight, with two windows dressed in bespoke blinds allowing natural light to flood the space. An elegant feature fireplace provides a striking focal point, creating a room that feels equally suited to relaxed evenings on the sofa, cosy Sunday mornings or entertaining friends over dinner. Positioned beyond the reception room, the principal bedroom is a generous and restful space, with fitted wardrobes either side of the fireplace adding both practicality and charm. The second bedroom is equally versatile, offering plenty of room for guests, a nursery or a stylish home office, with a pleasant outlook over the garden.

The kitchen and shower room have both been recently replaced, bringing a fresh, contemporary feel to the apartment. The kitchen features simple white cabinetry paired with marble-effect worktops, creating a clean and timeless look that is ready for everyday living. Meanwhile, the shower room combines sage-toned tiles with crisp white walls for a calming, modern finish.

Outside, the private rear garden provides a lovely bonus to this already appealing home. With a lawn and patio area, there is space to enjoy summer barbecues, leisurely morning coffees or a quiet moment with a good book. It is a welcome little pocket of outdoor space, perfect for making the most of warmer days.

Lease Information: 151 years from 29th September 1984 (108 years currently remain)
Service Charge: N/A
Ground Rent: £150 per annum
EPC Rating: D58
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

### Reception room
12'6" x 18'4"

### Kitchen
9'10" x 7'10"

### Bedroom
10'10" x 12'10"

### Bedroom
9'2" x 9'10"