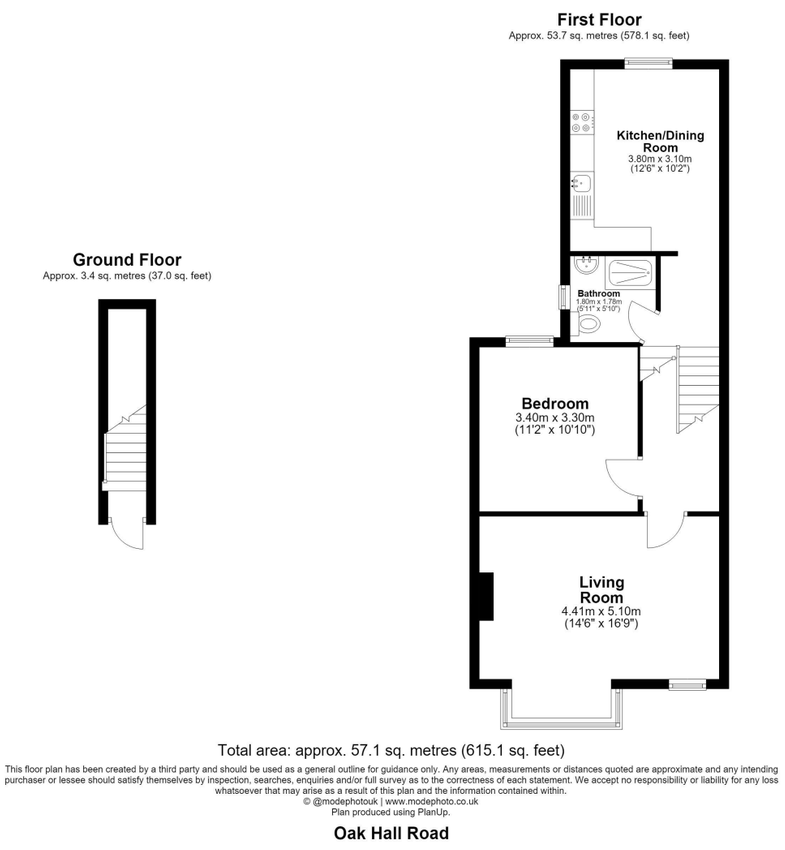


Total area: approx. 57.1 sq. metres (615.1 sq. feet)

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.
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Plan produced using PlanUp.

Oak Hall Road

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Oak Hall Road, Wanstead

Asking Price £390,000 Leasehold

- One double bedroom
- First floor
- Large kitchen/diner
- 0.2 miles to Wanstead Underground Station
- Edwardian conversion
- Central Wanstead
- Modern shower room and kitchen

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Oak Hall Road, Wanstead

Petty Son & Prestwich are delighted to offer this beautifully presented one double bedroom, first-floor Edwardian conversion located in the heart of Wanstead.

1 1 1 C Council Tax Band: C







Perfectly positioned to enjoy the very best of Wanstead, this charming home combines period character, generous proportions and contemporary style, all within easy reach of the area's much-loved amenities. George Green is just 0.1 miles away, offering wonderful open green space virtually on the doorstep, while Wanstead Central Line Station is approximately 0.2 miles away.

Excellent transport links, local bus routes and convenient access to the M11, M25 and North Circular make this an exceptionally well-connected place to call home. Approached via the attractive frontage of what was originally an impressive Edwardian house, the property immediately makes a wonderful first impression.

The traditional brick façade, distinctive double bay frontage and original tiled pathway retain a real sense of period charm and create an inviting entrance. Stepping inside and heading upstairs, you are greeted by a beautifully proportioned reception room that spans the full width of the property. Filled with natural light, the lounge features an attractive bay window, an additional window, a characterful fireplace and fitted shelving within the alcoves. Soft grey walls and carefully considered finishes give the room a relaxed, contemporary feel while complementing the period features.

The spacious double bedroom provides a comfortable and peaceful retreat, while the modern fully tiled shower room is both stylish and practical. At the heart of the home is the impressive kitchen/diner, a fantastic space that has been cleverly designed to make the most of the generous proportions. Featuring an excellent range of high-gloss modern units, crisp white metro-style splashback tiling and complementary black worktops, this generous area provides plenty of room for a large table, making this a fantastic sociable space, perfect for relaxed dinners, entertaining friends or hosting family gatherings.

A wonderful blend of Edwardian character and modern living, this is a stylish home in a superbly central Wanstead location, offering the perfect balance of green open spaces, transport connections, local amenities and the vibrant village atmosphere that makes Wanstead such a sought-after place to live.

Lease Information: 178 years currently remain, renewed in August 2026
Service Charge: N/A
Ground Rent: Peppercorn
EPC Rating: C74
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
14'6" x 16'9"

Kitchen
12'6" x 10'2"

Bedroom
11'2" x 10'10"