



Total area: approx. 256.5 sq. metres (2760.4 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 purchase 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



## Spratt Hall Road, Wanstead

### Offers In Excess Of £2,300,000 Freehold

- Rarely available, double fronted period home
- Bordering Christchurch Green in central Wanstead
- Three bath/shower rooms
- Two formal receptions and sun room
- Landscaped, south/westerly garden
- First of its type available on Spratt Hall Road in approximately 24 years
- Five bedrooms
- Ground floor guest W.C
- Modern kitchen with separate utility room
- Driveway and cellar

# Spratt Hall Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are proud to present to market this rarely available double fronted, five bedroom period home on the prestigious Spratt Hall Road in central Wanstead, the first of its type to come to market in approximately 24 years.



Council Tax Band: F



Positioned directly opposite Christchurch Green, this exceptional double-fronted period residence enjoys one of Wanstead's most iconic and picturesque outlooks. Perfectly balancing central convenience with a sense of tranquillity, the home benefits from one-way traffic restrictions, creating a notably peaceful and refined setting, further complemented by resident permit parking (Monday–Saturday) alongside a generous private driveway.

The elegance of the surroundings is beautifully echoed in the home's distinguished façade. A grand, centrally positioned enclosed porch forms a striking focal point, flanked by wide bay windows – all edged by intricate plaster detailing befitting a residence of such calibre. Upon entering, you are greeted by an impressive central hallway adorned with beautifully preserved Minton tiling, immediately setting the tone for the home's period elegance. Natural light pours through a striking stairwell window and is further drawn in from the rear sunroom, which flows seamlessly from the hallway. Throughout, the property provides a wealth of character, original and reproduction, including cast iron radiators, exposed timber flooring, original sash windows and panelled doors, all enhanced by the home's notably high ceilings and expansive windows, creating a wonderfully light and airy atmosphere.

To the front, an elegant dining room sits opposite a generously proportioned formal sitting room, both enjoying deep bay windows with views across the park and featuring central fireplaces that provide charming focal points. The dining room opens into a beautifully appointed contemporary kitchen, fitted with sleek, handleless high-gloss Parapan units, complemented by Corian work surfaces and a large range cooker neatly recessed within the original chimney breast.

The kitchen has been thoughtfully designed with a peninsula island that connects effortlessly to the rear sunroom, allowing light to cascade in through expansive glazed doors and an overhead rooflight. This versatile space serves equally well as an additional dining or reception area, enjoying a desirable south-easterly aspect. A useful cellar is also accessible from this level. Positioned across the hallway from the kitchen, a stylish and well-proportioned utility room provides excellent additional practicality, complete with access to a discreetly appointed guest W.C.

The first floor hosts three exceptionally spacious double bedrooms, all benefitting from built-in storage with the front bedrooms offering wonderful views of the park. The principal bedroom is particularly impressive, featuring an extended footprint thanks to the double-height bay window, and a generous en-suite shower room. A beautifully finished family bathroom completes this floor, featuring a centrally positioned freestanding bath, separate recessed shower and twin sash windows. The loft has been thoughtfully converted to provide two further rooms, both with useful eaves storage and served

by a convenient Jack-and-Jill shower room & W.C., offering flexibility for additional bedrooms, guest accommodation or home working.

Externally, the property is further enhanced by a beautifully landscaped south-easterly facing garden. Commencing with a generous patio, elegantly framed by rendered planters with integrated lighting, the space unfolds onto a well-maintained central lawn, bordered by thoughtfully stocked flower beds. The very rear of the garden hosts a second patio area and a charming summerhouse provide the perfect setting for both relaxed outdoor living and refined entertaining.

Perfectly positioned just a short stroll from Wanstead's vibrant High Street, the property offers immediate access to an excellent selection of independent boutiques, cafés, restaurants and bars. Wanstead and Snaresbrook Underground stations are both within approximately 0.4 miles, providing swift connections into Central London, while the area is also well served by a number of highly regarded nurseries, primary and independent schools, further enhancing its appeal to families and professionals alike.

EPC Rating: D67

Council Tax Band: F

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

## Reception Room

21'2" x 13'1"

## Dining Room

18'7" x 12'10"

## Kitchen

12'4" x 12'10"

## Utility

9'10" x 10'2"

## Sun Room

9'8" x 18'10"

## Bedroom

15'7" x 12'2"

## Bedroom

15'5" x 13'1"

## Bedroom

12'2" x 13'1"

## Bedroom

14'4" x 12'4"

## Bedroom

14'4" x 11'8"