



Total area: approx. 56.6 sq. metres (609.1 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. □

**Grosvenor Rd**



## Grosvenor Road, Wanstead

Offers In Excess Of £400,000 Leasehold

- Converted, upper ground floor apartment
- Private south/westerly garden
- Separate contemporary kitchen
- 0.4 Miles from Wanstead Station
- Two double bedrooms
- Generous living room
- 0.2 Miles from Wanstead High Street

# Grosvenor Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer for sale this converted, two bedroom raised ground floor apartment, boasting two double bedrooms and communal access to a private, south/westerly garden.



Council Tax Band: C



Positioned on Grosvenor Road, a wide, tree-lined street admired for its grand Victorian villas and prime setting just moments from Wanstead High Street, this raised ground floor period apartment sits in one of the area's most desirable turnings. Located in the very heart of Wanstead, just 0.2 miles from the vibrant High Street, the property is perfectly placed to enjoy the village's independent shops, cafés, restaurants and two Underground stations, alongside its much-loved open green spaces. Both Wanstead (0.4 miles) and Snaresbrook (0.5 miles) stations are within easy walking distance, offering convenient Central Line access into the City and West End.

**Bedroom**  
12' x 7'1"

Forming part of an imposing former Victorian residence, the apartment retains the charm and proportions associated with the era, while offering well-balanced accommodation suited to modern living. The standout feature is a large private garden, enjoying a south-westerly aspect, ideal for long summer afternoons and evening entertaining.

Internally, the property comprises a spacious lounge/diner, a separate contemporary kitchen, two well-proportioned double bedrooms and a bathroom with shower over bath.

The elevated position provides a pleasant outlook and an added sense of privacy. A rare opportunity to secure a character apartment with private outdoor space on one of Wanstead's most sought-after roads.

Lease Information: 148 years from 1st March 1985 (107 years currently remain)

Service Charge: N/A

Ground Rent: N/A

EPC Rating: C76

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**

15'7" x 9'2"

**Kitchen**

12'5" x 7'1"

**Bedroom**

15'5" x 9'2"