



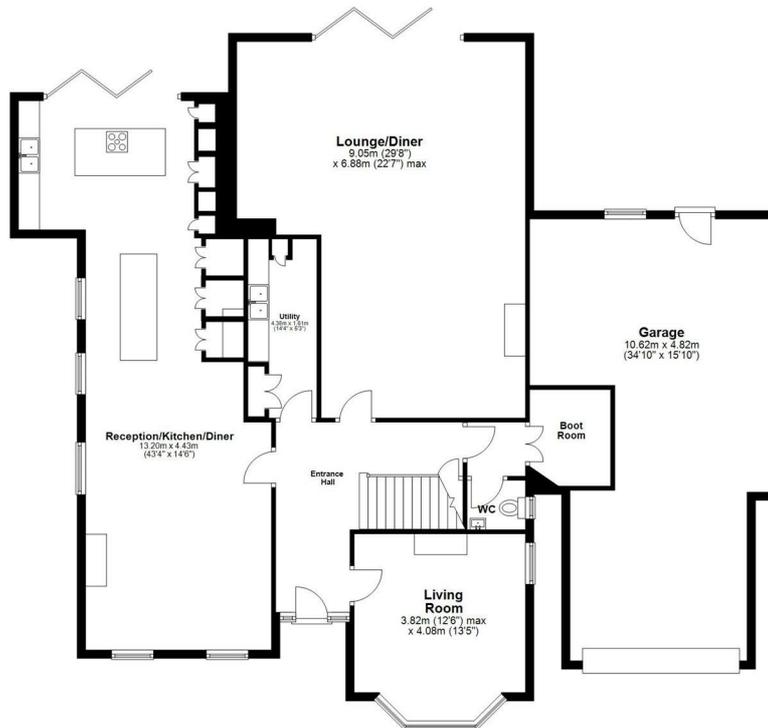
Grafton House, St. Mary's Avenue, Wanstead

Offers In Excess Of £4,500,000 Freehold

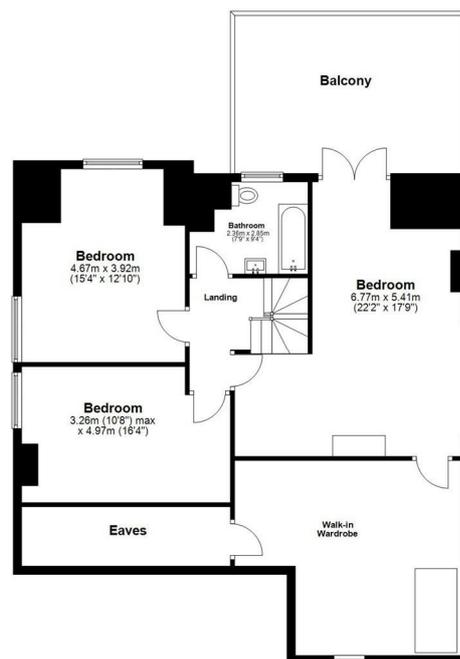
- Substantial Edwardian House
- Seven double bedrooms
- Bespoke hand crafted kitchen
- Large garden
- Prestigious address
- Three bathrooms
- Roof terrace
- 0.2 Miles to Wanstead Underground Station

Grafton is an iconic double-fronted Edwardian residence positioned at the very heart of St. Mary's Avenue, widely regarded as Wanstead's most prestigious address. Set within a protected Conservation Area, this substantial seven double bedroom home delivers an exceptional combination of location, scale and specification, offering refined family living in one of East London's most coveted settings.

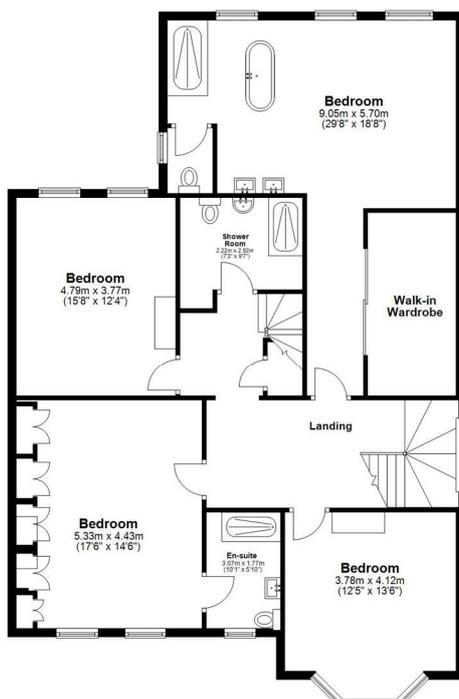
Ground Floor
Approx. 211.7 sq. metres (2278.2 sq. feet)



Second Floor
Approx. 107.6 sq. metres (1158.7 sq. feet)



First Floor
Approx. 124.9 sq. metres (1344.2 sq. feet)



Total area: approx. 444.2 sq. metres (4781.1 sq. feet)
Saint Marys Avenue