



Directions

Viewings

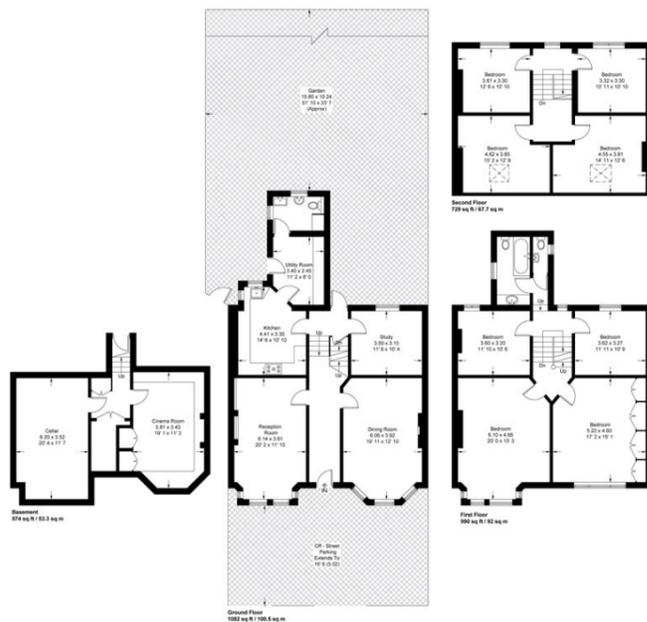
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Leicester Road

Approximate Gross Internal Area = 3375 sq ft / 313.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



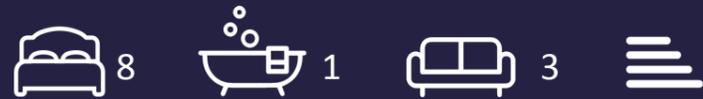
43 Leicester Road, Wanstead, E11 2DW

Asking Price £1,715,000

- Double fronted period property
- Approximately 3,375 square feet of accommodation over four floors
- Kitchen with pantry/utility room
- Generous rooms throughout
- Wide driveway
- Located in Wanstead's highly sought after 'Counties Estate'
- Eight double bedrooms
- Downstairs W.C
- In need of updating
- Potential to further re-configure and extend (STPC)

43 Leicester Road, Wanstead E11 2DW

In need of some modernisation, this double fronted period home offers 3,375 square feet of accommodation over four floors. Located in the prestigious Counties Estate, this eight double bedroom period home offers incredible potential and further potential to extend (STPC).



Council Tax Band: G



The prestigious and highly sought after 'Counties Estate' is renowned for its characterful homes and peaceful setting within a conservation setting, and yet is within easy reach of all Wanstead's amenities including Snaresbrook and Wanstead stations (0.6 and 0.5 miles respectively) and vibrant High Street (0.4 miles) with its fantastic array of shops, cafes, and bars.

The home begins on approach with a beautiful double fronted façade, wide driveway and ornate, open porch. you enter the home via a central doorway into wide entrance hall, with two large receptions of approximately 20ft in depth either side; both of which retain high skirting, decorative central fireplaces and ornate plasterwork. Descending a short flight of stairs you gain access to a rear room overlooking the rear garden which is currently utilised as a sizeable study, and a contemporary kitchen leading to two further rooms offering pantry storage, utility space, downstairs W.C. There is opportunity to reconfigure the current layout by way of ground floor extension to create an amazing live-in family kitchen. Heading down yet another level you reach the basement floor offering a further two huge rooms of around 20ft in depth, one of which is currently used as a cinema room with lighting, electrics and bespoke fitted storage.

The first floor provides four double bedrooms - two smaller doubles and two exceptionally spacious larger double bedrooms. There is also a generous family bathroom with handy, additional W.C immediately outside. The second floor provides another four double bedrooms which again could be retained or re-imagined as a substantial master suite with dressing room and en-suite. There is also ample storage on this floor. The rear garden is mostly laid to lawn with a patio immediately outside offering entertaining space, with handy side access allowing for the easy removal of garden waste of storage of bikes.

Council Tax Band: G
EPC Rating: E45

SITTING ROOM
20'2" x 11'10"

DINING ROOM
19'11" x 12'10"

STUDY
11'6" x 10'4"

KITCHEN
14'6" x 10'10"

PANTRY/UTILITY ROOM
11'2" x 8'0"

CINEMA ROOM
19'1" x 11'3"

CELLAR STORAGE
20'4" x 11'7"

BEDROOM ONE
20'0" x 15'3"

BEDROOM TWO
17'2" x 15'1"

BEDROOM THREE
15'2" x 12'8"

BEDROOM FOUR
14'11" x 12'6"

BEDROOM FIVE
12'6" x 10'10"

BEDROOM SIX
11'11" x 10'9"

BEDROOM SEVEN
12'6" x 10'10"

BEDROOM EIGHT
11'10" x 10'6"