



Chaucer Road, London, E11

BUTLER  STAG



**Nestled just off  
Christchurch Green in  
Central Wanstead, you'll  
find this stunning ground-  
floor Victorian conversion  
with its own private  
garden and side access.**



## Leasehold

- Stunning Ground Floor Victorian Conversion
- 950 Year Lease, No Service Charge
- Central Wanstead Location
- Private Garden With Side Access
- Wanstead Central Line 0.3 Miles
- Short Walk To Christchurch Green & High Street

This well-laid-out ground-floor flat offers a practical and stylish living space ideal for individuals, couples, or small families. The property features two well-proportioned bedrooms located at the front of the home, both easily accessible from the central hallway. A modern bathroom sits at the heart of the layout, conveniently placed between the bedrooms and the living areas.

Toward the rear, the open-plan kitchen, dining, and living room creates a bright and sociable space, perfect for entertaining or relaxing. The stylish shaker kitchen comes with all the mod-cons and all appliances are integrated, including fridge, freezer, slimline dishwasher, oven, hob and extractor as well as butler sink and finished with brushed gold hardware.

French doors open out to the garden, extending the living area outdoors and allowing for plenty of natural light.

Known for its leafy streets, independent shops, and a strong sense of community, Wanstead provides a peaceful, family-friendly atmosphere while still being just a short commute from central London.

The area boasts excellent schools, beautiful green spaces such as Wanstead Park and Epping Forest, and a lively high street with cafés, restaurants, and a traditional weekly market. With its mix of characterful homes and excellent transport links via the Central Line, Wanstead is a highly sought-after location for those looking to enjoy suburban tranquillity without sacrificing urban accessibility.

Lease - 950 years  
Service Charge - £0  
Ground Rent - £30





## Chaucer Road

Approx. Gross Internal Area 52.5 Sq M ( 565.3 Sq Ft )

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**Ground Floor**  
Approx. 52.5 sq. metres (565.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)