


UPPER GROUND FLOOR

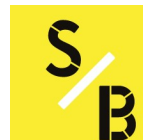
Total Area: 59.2 m² ... 637 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

 **Grosvenor Road, Wanstead**
Offers In Excess Of £425,000 Share of Freehold
1 Bed Flat

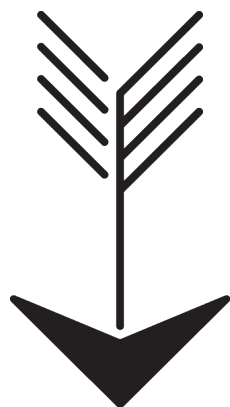


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Features

- One Bed Raised Ground Flat
- Victorian Conversion
- Close to Wanstead High Street
- Driveway
- Close to Wanstead Station
- High Ceilings
- Good Decorative Order



This bright one bedroom raised ground floor flat sits within a handsome Victorian conversion on Grosvenor Road, just a short walk from Wanstead High Street and Wanstead station. With a driveway to the front, lofty proportions and tasteful interiors throughout, it has a calm, well kept feel from the outset.



A WORD FROM THE OWNERS...

"Words can't express how much we have loved living in this very special flat.

What drew us in immediately was the character – high ceilings, beautiful proportions and a stained glass window that gives the space a real sense of charm and individuality. The living room is a fantastic size, perfect for both relaxing and entertaining, and filled with natural light throughout the day.

It's a home that works effortlessly year-round, staying cool in the summer and warm and cosy in the winter.

The location has been equally special, with both Wanstead and Snaresbrook stations just a short walk away, and Gail's, local cafés and a real sense of community right on your doorstep. Having a dedicated parking space has also been a huge bonus day-to-day.

It's a home we will truly miss."





➤➤ IF YOU LIVED HERE...

You'd step into a central hallway where deep painted walls, stripped timber floorboards and a coloured glazed fanlight set a quietly characterful tone. From here, the reception room opens out at the front, forming a beautifully bright space. The bay window brings in plenty of natural light, while the high ceilings, ornate cornicing, fireplace and fitted alcove shelving give the room a sense of elegance and ease. It is a generously sized space, with more than enough room to stretch out, entertain or settle in with a dining table as well.

The kitchen is set separately off the hall, finished with shaker style cabinetry, timber worktops and a soft dusky palette that feels both practical and considered. To the rear, the bedroom is a good double with a peaceful outlook and a simple, restful feel, while the bathroom is neatly arranged with a bath and overhead shower, natural light and a useful storage cupboard alongside. Presented in good decorative order throughout, this is a thoughtfully arranged home in one of Wanstead's most well loved pockets.

WHAT ELSE?

- Wanstead High Street is close by for independent cafes, local restaurants and everyday essentials.
- Wanstead station is within easy reach, making the morning commute feel pleasantly straightforward.
- The driveway to the front adds the rare luxury of off street parking.
- You're well placed for the area's green open spaces too, with Christchurch Green and Wanstead Park both nearby.

