

Reception Room
13'5" x 16'5"

Bedroom
12'5" x 13'5"

Kitchen
10'0" x 12'10"

Bathroom
10'3" x 4'7"

Garden
approx 24'11" x 27'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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 £520,000 Share of Freehold
1 Bed Flat



Features:

- One Bedroom Flat
- Set On The Upper Ground Floor Of A Victorian Conversion
- Private Entrance
- Packed With Original Features
- Private Garden
- Spacious Bay Fronted Reception
- Private Off Street Parking Space
- Desirable Location Moments From Wanstead High Street
- Short Walk To Wanstead Station

A characterful one bedroom home with its own private entrance, private garden and driveway, set on the upper ground floor of a handsome Victorian conversion just moments from Wanstead High Street. Full of original features and beautifully bright throughout, this is a well-proportioned home in one of Wanstead's most loved pockets, with the station a short walk away.

REQUEST A VIEWING
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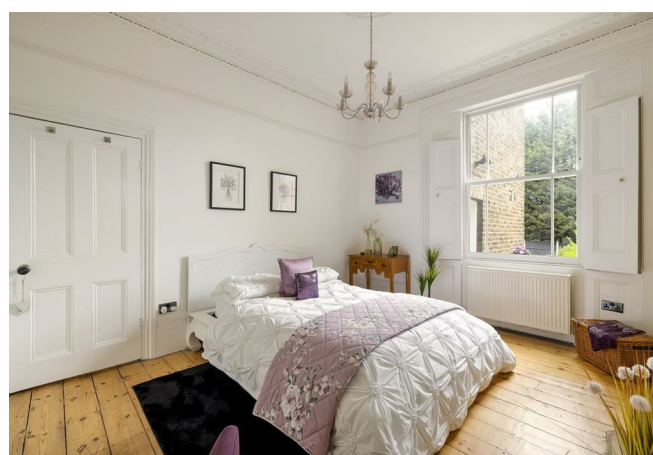
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IF YOU LIVED HERE...

You'd come in through your own front door and step straight into a broad, welcoming hallway that sets the tone for the rest of the home. At the front, the reception room is especially generous, with a wide bay window drawing in the light and lovely period details all around, from the ornate cornicing and ceiling rose to the original fireplace and stripped timber floorboards. The proportions are beautifully balanced, with plenty of room to arrange both a sitting area and a work from home corner if needed. The bedroom is another lovely space, calm and bright, with more original detailing and a peaceful outlook.

Towards the rear, the kitchen is neatly laid out with good storage and worktop space, making it practical for everyday cooking without feeling tucked away. Beyond that, the bathroom is unexpectedly spacious, with a freestanding bath that gives the room a softer, more restful feel. Outside, the private garden is a real treat, with space for seating, planting and slow weekend mornings in the sun. The driveway to the front is another

welcome bonus here, especially in such a sought after spot so close to the High Street.

WHAT ELSE?

Wanstead High Street is just moments away, with its much loved mix of independents, cafes, restaurants and everyday essentials. Wanstead Station is a short walk from your door, putting the Central line close at hand for easy journeys into the City and beyond. Christchurch Green, George Green and the open spaces of Wanstead Park are all nearby, so there is no shortage of greenery for a morning walk or an afternoon stretch of the legs. The home offers around 641 square feet of living space, with a layout that feels practical, calm and easy to settle into.



A WORD FROM THE OWNER...

"The flat is situated in a perfect Wanstead location, with shops & the Central Line only a few minutes walk away. It also has an invaluable off-street parking space & a private garden. It is a very unusual flat with high ceilings, original ornate cornices and wooden shutters. These types of flats do not come onto the market very often."

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