



Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception Room  
16'2" x 13'5"

Kitchen  
36'3" x 5'1"

Bedroom  
13'2" x 12'5"

Bedroom  
9'8" x 6'7"

Shower Room  
6'4" x 4'10"

Storage  
7'8" x 4'1"



## GROSVENOR ROAD, WANSTEAD

Offers In Excess Of £500,000 Share of Freehold  
2 Bed Flat



### Features:

- Victorian Conversion
- Share of Freehold
- Two Bedrooms
- Private Section of Garden
- Central Wanstead Location
- Off Road Parking
- Private Entrance
- Side Access
- Close to Shops & Tube Station
- Lower Ground Floor

Set on the lower ground floor of an elegant Victorian villa, this beautifully finished two-bedroom property oozes period charm across 700 sqft of space with large sash windows, a separate kitchen and reception and a private section of the rear garden as standout features. With off-road parking, side access and a share of Freehold for peace of mind, not only are you moments from Wanstead High Street and all its useful amenities, but Wanstead station on the Central line is a short stroll away, and you'll find the abundance of the surrounding green space means you're never far from nature either.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**IF YOU LIVED YOU HERE...**

Grosvenor Road – a broad, tree-lined avenue is one of the area’s most sought-after addresses, celebrated for its imposing Victorian architecture and proximity to all the conveniences of Wanstead High Street.

Through your own private entrance—a small detail that makes a big difference—you step into a smart galley kitchen. Cream cabinetry houses integrated appliances and a built-in wine rack, while ceiling spotlights let you set the mood. Everything is neatly to hand without wasting a single inch of space. The reception room is a showstopper for natural light, thanks to three broad sash windows forming a graceful bay. Storage is cleverly built in, with cupboards flanking both the bay and the chimney breast, so there’s a place for everything. At the centre sits a striking black cast-iron fireplace framed by a white marble mantelpiece. The bathroom keeps things calm and contemporary, tiled in soft neutrals with a walk-in shower backed by deep inky-blue chevron tiles. A vanity unit with integrated storage keeps surfaces clear and tidy. Two bedrooms sit quietly to the rear. The larger double is softly carpeted and opens onto the garden through French doors fitted with custom plantation shutters—ideal for controlling light and privacy. The second, smaller room is a flexible space ready to serve as a guest room, office or nursery. Outside, a 26-foot garden offers a mix of raised decking, gravel and greenery, framed by natural wood fencing. It’s peaceful, low-maintenance and perfect for lingering without the burden of a lawn to mow.

**WHAT ELSE?**

Wanstead High Street buzzes with a vibrant array of bars, award-winning restaurants, boutiques, and local amenities – you’ll even find a greengrocer, butcher and fishmonger, so it’s no wonder residents love its ‘village’ feel. If you need to venture further afield, Westfield Stratford, the largest shopping centre in Europe, is just 10 minutes away by tube, offering world-class shopping, dining, and entertainment options.

The area also boasts excellent schools and an abundance of green spaces. History enthusiasts will enjoy exploring Wanstead Park, once part of the estate of King Henry VIII’s childhood home. While the grand house is no longer standing, the park – now a beautiful part of Epping Forest – offers enchanting landscapes in every season. In spring, Chalet Wood comes alive with its renowned carpet of bluebells, making it a must-visit destination.

Wanstead and Snaresbrook Central Line underground stations provide direct routes to Liverpool Street in just 15 minutes and the West End in 35 minutes. For those travelling by car, the A12 and A406 are conveniently accessed nearby, ensuring seamless connections out of London.



**A WORD FROM THE OWNER...**

We moved to Wanstead over 12 years ago from the Midlands, drawn by its excellent transport links that make getting into central London easy, while still offering a relaxed, village-like feel with plenty of cafés, restaurants, and pubs just a short walk away.

This flat has been our home for the past six years, and it has been perfect for us. We’ve loved being so close to the High Street, having the benefit of off-road parking, and enjoying our own private garden. The added bonus has been our lovely neighbours.

As our family grows, we now need to find a larger property. If it were possible, we would happily stay in this flat forever. We’re planning to remain in Wanstead, as we’ve built strong friendships here and love watching the area continue to thrive.

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