



Kitchen  
12'5" x 6'9"

Bathroom  
9'3" x 5'8"

Bedroom  
15'6" x 11'2"

Reception Room  
17'9" x 12'4"

Bedroom  
10'10" x 7'9"

Total Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>

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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## GROSVENOR ROAD, Offers In Excess Of £550,000 Leasehold 2 Bed Flat



### Features:

- Charming Two Bedroom Flat
- 1930's Art Deco Development
- Ground Floor
- Very Well Presented Throughout
- Packed With Original Features Including Original Kitchen And Cabinetry
- Stunning Parquet Flooring Throughout
- Direct Access To Communal Gardens
- Desirable Central Wanstead Location With Wanstead High Street On Your Doorstep
- Short Walk To Both Wanstead And Snaresbrook Central Line Stations
- Chain Free

A charming two bedroom ground floor flat, set within a characterful 1930s Art Deco development in the heart of Wanstead. Perfectly positioned just moments from Wanstead High Street, you have a wonderful mix of independent cafés, restaurants and everyday essentials close at hand, along with a short walk to both Wanstead and Snaresbrook stations for easy connections into the city.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

You'd step into a home that feels both timeless and carefully preserved, with beautiful original features giving a strong sense of character throughout. The living spaces are bright and welcoming, with that distinctive parquet flooring running underfoot and adding warmth and texture. Large windows bring in plenty of natural light, enhancing the calm, considered feel of the interiors. The original kitchen and cabinetry have been thoughtfully retained, offering something quite special and rarely found, full of charm and quiet nostalgia.

The two bedrooms are well balanced and comfortable, each offering a peaceful place to retreat at the end of the day. The

layout is practical and easy to live in, with a natural flow between rooms and a sense of openness throughout. Being on the ground floor, you also have direct access to the communal gardens as well as access to the communal bike shed, a lovely extension of your living space and somewhere to enjoy a slower pace when the weather allows.

WHAT ELSE?

Set within a sought-after Art Deco development, known for its character and architectural charm Wanstead High Street is just moments away, with favourites including The Duke and Gail's Both Wanstead and Snaresbrook stations are within easy reach, offering reliable Central Line connections Being sold chain free, making your move that little bit simpler



A WORD FROM THE OWNER..

"From the moment I stepped inside my flat, I fell in love. As the only flat in The Shrubby to retain all it's original features, it truly is unique and deserves someone who will cherish it as much as I have. One of my favourite things about living here is opening the backdoor and sitting in the garden to have breakfast- a simple pleasure that makes every day special. The Shrubby has a wonderful community spirit, with the high st less than 2 minutes walk, the flat offers charm and convenience. Its a very special place to call home."

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