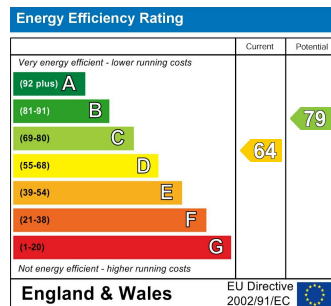


Total area: approx. 67.5 sq. metres (726.1 sq. feet)



**Victory Road, London**  
**Offers In Excess Of £400,000 Leasehold**  
**1 Bed Apartment - Conversion**





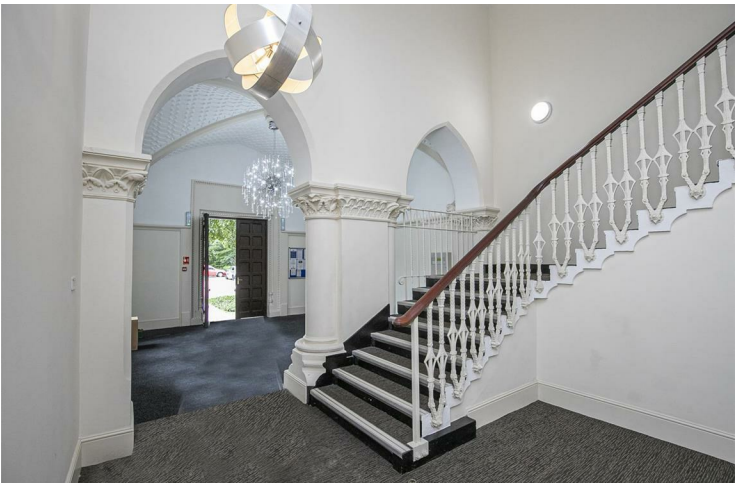


Features

- Impressive Mezzanine
- Double Height Ceilings
- Large Proportions
- Long Lease
- Allocated Parking
- Very Close to Snaresbrook Station
- Hospital Conversion

A unique and characterful one bedroom mezzanine apartment in a beautifully converted vintage hospital. The property is brimming with classic charm and contemporary designer flourishes alike, and you're enviably located just moments from Wanstead High Street with its eateries and superb transport links.

The wild greenery of Epping Forest and the tranquil blue waters of Eagle Pond are less than a half mile on foot, any time you feel like escaping the bustle of city life.



A WORD FROM THE OWNER...

"After six wonderful years in Clock Court, we are moving on, but have every intention of staying in the local area - we love everything about Wanstead's vibrant and friendly community and don't want to leave! The historic and well-known building is full of character and charm. Located in a peaceful setting, our spacious flat has felt like a safe haven from busy London life. We are just a short walk from Snaresbrook Underground Station and everything Wanstead's High Street has to offer, including Wanstead Underground Station which is approx. 15mins walk away. The village atmosphere, local coffee shops and restaurants are what makes Wanstead unique and we hope someone will love this home as much as we have."









## ➡ IF YOU LIVED HERE...

You'll be thrilling to your 375 square foot main reception, with the original double height vaulted ceilings from the building's former incarnation offering a beautifully airy sense of space. Rich dark engineered hardwood runs underfoot and natural light flows in courtesy of two large windows with original vintage portholes high above.

The striking vintage front gates and large entranceway contributes to the grandiosity of this impressive development right from the off, leaving you in no doubt as the unique character of your new home. Come in through your own lobby and you're immediately in that grand mezzanine reception, with the adjacent kitchen smartly dressed in contemporary quartz countertops and sleek fitted cabinets.

Between the lobby and the kitchen you have your family bathroom, with flawless tub to ceiling metro tiles and a modern designer rainfall shower. Finally, head up the sweeping staircase and you're in your 200 square foot mezzanine bedroom, plushly carpeted with a generous walk in wardrobe and, of course, views over your gorgeous double height reception. A wonderful sight to wake up to.

## WHAT ELSE?

- You have allocated parking and drivers can be on the North Circular in less than five minutes.
- Wanstead High Street is less than a half mile on foot, the bustling heart of this popular East London village. Here you'll find a wealth of independent restaurants, bars and gastropubs the equal of anything in the city. There're also plenty of lovable local cafes, an artisanal butchers, and fishmonger.
- Snaresbrook central line station is a mere ten minutes walk, from here you can get directly to Liverpool Street in just sixteen minutes, putting the City less than a half hour away door to door.

