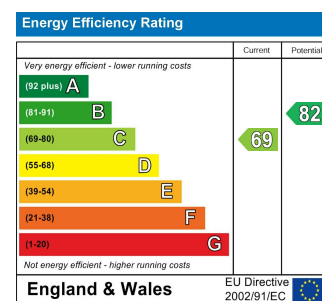


Total Area: 58,9 m² ... 634 ft²

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.



GROSVENOR ROAD, WANSTEAD

Offers In Excess Of £525,000 Leasehold

2 Bed Flat



Features:

- Two Double Bedrooms
- Period Conversion
- Shared Garden
- Original Features
- Good Decorative Order
- Close to Wanstead High Street
- Eat in Kitchen
- Close to Wanstead Station

This attractive two bedroom property is a period conversion with character and smart decor throughout. It has original features such as a standout fireplace and big bay windows in the reception room. You have a gorgeous generously sized Garden and are in a prime location with Wanstead and Snaresbrook Station just a short walk away. You are also just a stone's throw away from the high street bustling with shops and cafes.

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E17 & E10
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0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

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IF YOU LIVED HERE...

You will enjoy two double bedrooms, both with practical and stylish wooden floors. The first is particularly inviting and bright flooding in light from outside with a lovely wooden bay window. The second is so versatile it would be ideal for an office, guest room or nursery depending on your preference, there is ample space for storage and because of the neutral walls can be personalised as you wish with statement pieces of art or charming accessories to enhance the space.

The bathroom is trendy with white tiled walls and a geometric monochrome tiled floor. You can start the day feeling energised from your standing shower but not only that, you are spoilt with a luxurious freestanding bath tub where you can end your day feeling relaxed with the room offering a moment of calm.

The kitchen has practical hard wood flooring and smooth marble work surfaces. There is enough room for a dining set and the space is finished with a neutral stone colour giving you a chance to add your own flare of style too. An entrance to the garden from the kitchen lends itself to alfresco summer dining. The Garden is sizeable with a lawn surrounded by plants and trees to the back, perfect for if you wanted to grow any fruit and vegetables.

The reception room is a great size with space for all your desired furniture such as a Sofa, dining table, and TV unit. You have private parking on the drive and some welcoming steps leading to your feature front door. Wanstead has a lovely village vibe with a great sense of community, popular with couples, professionals and families. It even has a Fringe festival every year where residents can mingle and support local businesses' and artists.

WHAT ELSE?

- It has incredibly easy access to the City and West End (18 mins to Liverpool St or 27 mins Oxford Circus on the Central line)
- The greenery of Wanstead Park is less than a 30min walk away, 140 acres of woodland which is part of Epping Forest, lovely to walk around, featuring an impressive 18th century mansion and diverse wildlife and plants.
- You will be spoilt for choice with popular Restaurants and Pubs on the high street such as The Bull, The Cuckfield, Lupollo Pizza, Provender and Alba Trattoria. All offer various high- end cuisines; you will be spoilt for choice.



A WORD FROM THE OWNERS..

"We put our heart and soul into making this lovely period property as high spec as possible, paying attention to every little detail. The flat has been fully renovated in 2018 with the kitchen receiving further upgrade in 2020.

The flat is in a close proximity of Wanstead's high street full cafes, restaurants and boutique. It has very much a village vibe without compromising on proximity to central London - Liverpool Street is just 20 minutes on the tube.

Wanstead Green is 3 minutes walk and larger Wanstead park is 15 minutes walk. For cycling enthusiasts, Epping Forrest and the surrounding areas are excellent for cycling. Local golf and tennis clubs are 15 minutes walk.

Wanstead is a great place for young families with excellent schools, nurseries and plenty of activities for children and adults alike. "

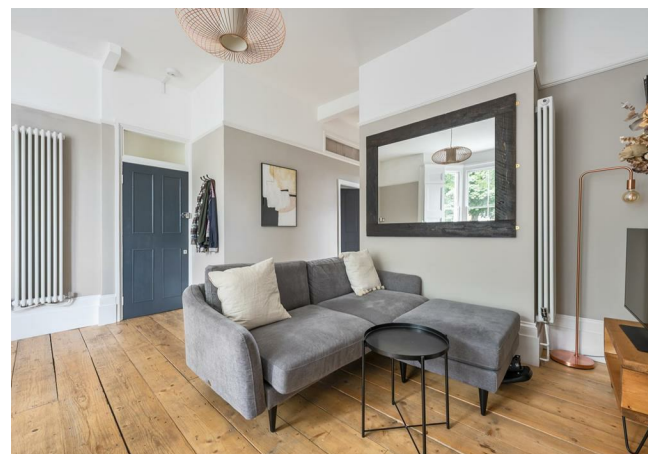
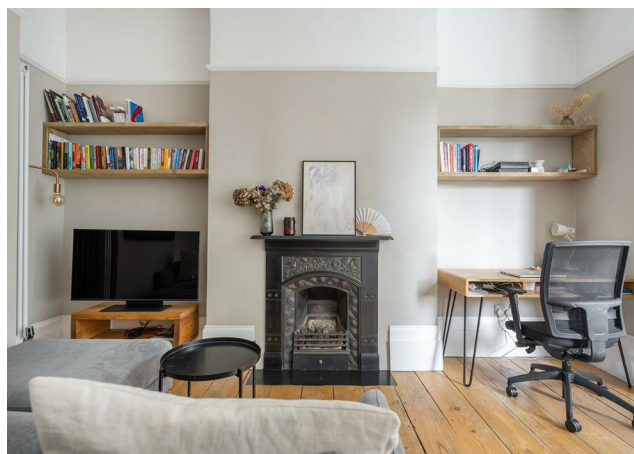
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Reception
15'9" x 16'6"

8'2" x 7'0"

Kitchen
8'11" x 10'5"

Bedroom
8'11" x 9'5"

Bedroom
12'4" x 9'6"

Bathroom

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