



Reception Room
17'4" x 10'6"

Kitchen
13'8" x 9'6"

Bedroom
12'2" x 10'5"

Bedroom
10'5" x 9'8"

Bathroom
8'6" x 8'7"

Garden
8'0" x 15'8"

Total Area: 82.7 m² ... 891 ft² (excluding garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



VOLUNTARY PLACE, WANSTEAD

Offers In Excess Of £590,000 Share of Freehold 2 Bed Apartment



Features:

- Two Bedroom First Floor Victorian Conversion
- Direct Access To Private Garden
- Central Wanstead Location
- Short Walk To Wanstead High Street And Station
- Share Of Freehold
- Bay Fronted Reception
- Stylishly Designed Throughout

A fabulous two double bedroom apartment, with private garden, in the heart of Wanstead. Arranged over the first floor of a Victorian end terrace conversion, you have a dedicated front door, and everything's impeccably finished throughout.

You'll get a great first impression from the outside of this beautifully preserved building, with its warm brick frontage, pristine tiled path, and a row of lime trees to the side. Plus your door to door City commute could be under half an hour.

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IF YOU LIVED HERE...

From your welcoming hallway head up to the first floor landing. You'll find your reception to the front, flooded with natural light from your bay window plus a second shuttered sash. There's pendulum lighting overhead, a wood burning stove and some handy bespoke storage to one corner. Next door is the first of your two bedrooms, with restful green walls. Engineered hardwood flooring flows underfoot and another double bedroom follows, as attractive as the first.

Your landing opens out onto your kitchen/diner, another superb space, light filled and airy. Glossy cream tiles lie underfoot, matching the sleek and simple units topped with hardwood worktops. A terrazo backsplash is the finishing touch. Pass through to find your bathroom, as cool and modern as you would expect. A chrome gooseneck shower sits above the panel sided tub, next to a floating vanity sink. Here you'll also find stairs down to your fully fenced private patio garden.

Outside, and you're just nine minutes on foot from Wanstead tube station. From here the Central Line will take you to Liverpool Street in under twenty minutes. It's only 7 minutes to Snaresbrook tube also, so you have lots of choice. Staying local, you're spoilt for choice when it comes to green spaces, being moments from Christchurch Green, under half a mile from Leyton Flats, and twenty minutes' stroll from Wanstead Flats. All your day-to-day amenities, wining, and dining are on your doorstep in this ever-popular East London village.

WHAT ELSE?

- Your new local is The Bull, with a glorious beer garden and superb Sunday roasts.
- The Bungalow Cafe, serving British fare by day and Lebanese cuisine in the evening, is just around the corner.
- Practice your swing at Wanstead Golf Club, a fifteen minute walk away.



A WORD FROM THE OWNER...

"Living in our flat in the heart of Wanstead has been nothing short of a joy. The location is a perfect blend of convenience and calm; with the High Street and Christchurch Green right on your doorstep, it's ideal for early morning coffee runs and trips to the playground, yet the street remains incredibly quiet and peaceful. The sense of community in Voluntary Place is one you wouldn't expect to find in London - it truly is a kind, helpful, and welcoming road. The flat itself is a special place; we feel very lucky to have found it. By day, light pours in through the large sash windows, even on the darkest of days, creating a brightness often not found on the first floor. By night, it becomes the perfect spot to cosy up next to the log burner and stay warm during the winter months. The space and layout have really worked for us, and we believe it is perfect for a couple or a young family. An added bonus is owning the loft, providing oodles of storage space and the potential to make use of it in other ways. We have cherished so many moments here and hope the new owners will love it as much as we have!"

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