

ST. MARY'S AVENUE, WANSTEAD  
Guide Price £2,200,000 Freehold  
null Bed Land



Features:

- Large Garden Plot with Planning
- Permission Granted for a Large Bungalow
- Moments to Wanstead Village
- Set in an Envious Position Close to Wanstead Station
- Large 60m+ Deep Plot, Ranging From 10m Wide to 23.5m to the Rear
- Please Contact for More Information

A huge garden plot of approximately 10,000 square feet, right in the heart of Wanstead, offered with planning permission for a single Storey Dwelling. You're just five minutes from the bustling High Street and central line tube station serving this thriving East London village.

REQUEST A VIEWING  
0203 397 2222



E11, E7, E12 & E15  
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## IF YOU LIVED HERE...

Your new project will be surrounded by the combination of greenery, transport links and charming wining and dining spots that have made Wanstead such a firm favourite with families and City commuters alike. Less than five minutes away is Wanstead High Street, flanked by open green spaces and home to a superb array of cafes, bars and gastropubs.

Local transport links are also excellent, with Wanstead tube station just five minutes away and direct sixteen minute runs to Liverpool Street putting the City less than half hour away door to door. The West End's within easy reach too, just twenty five minutes to Tottenham Court Road.

With lush green lawn and mature trees, there's plenty of potential to incorporate tranquil leafy grounds into your vision for the space. Your neighbours include substantial family homes and you are adjacent to the landscaped greenery of George Green.

## WHAT ELSE?

- Local schools are excellent, with four 'Outstanding' primary schools all within a short, twenty minute stroll.
- Wanstead cricket club, tennis academy and golf club are all just moments away at the end of your road, so whatever your sport of choice you're well catered for.
- Drivers are less than five minutes from the arterial North Circular, making trans-London journeys a cinch.



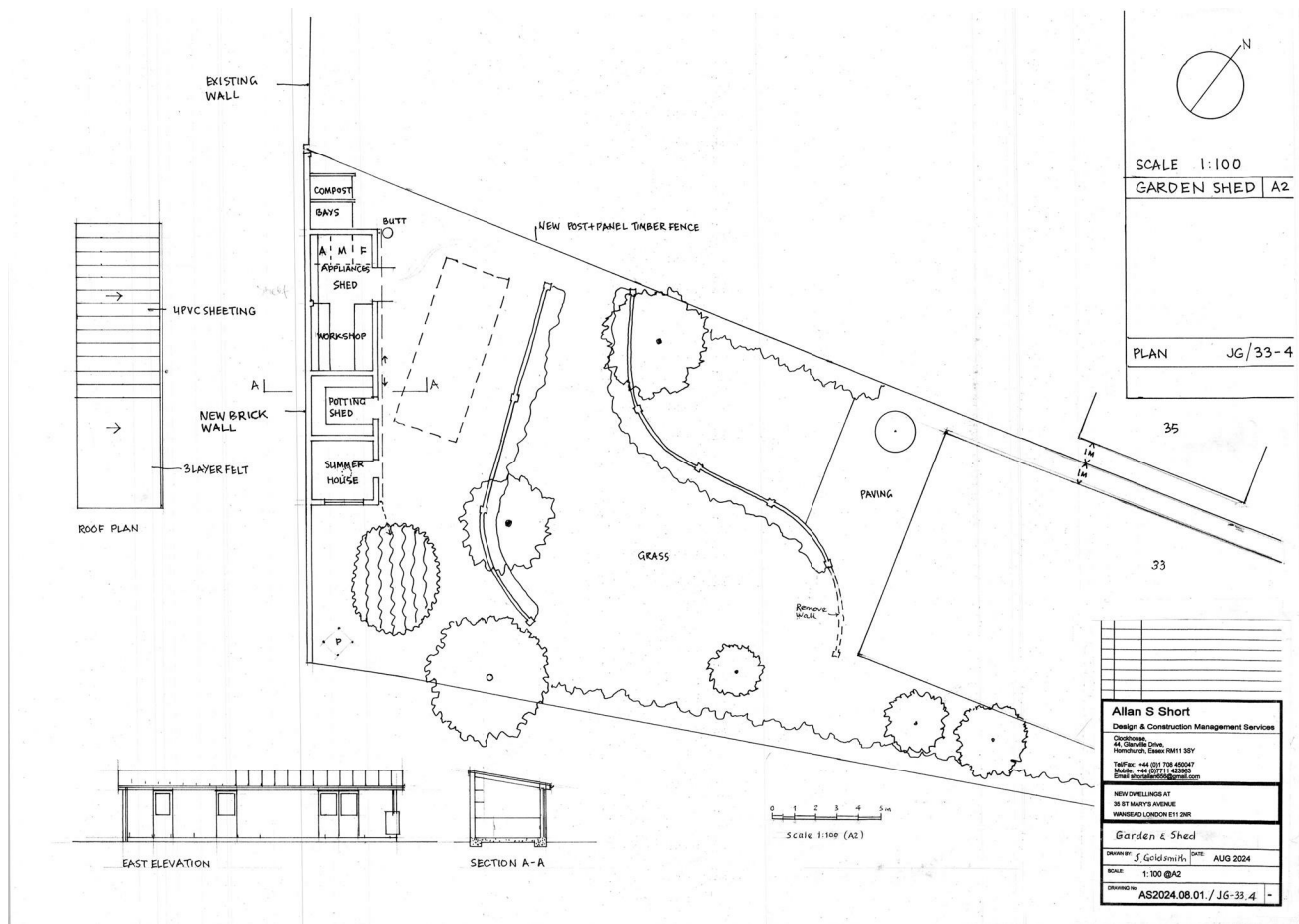
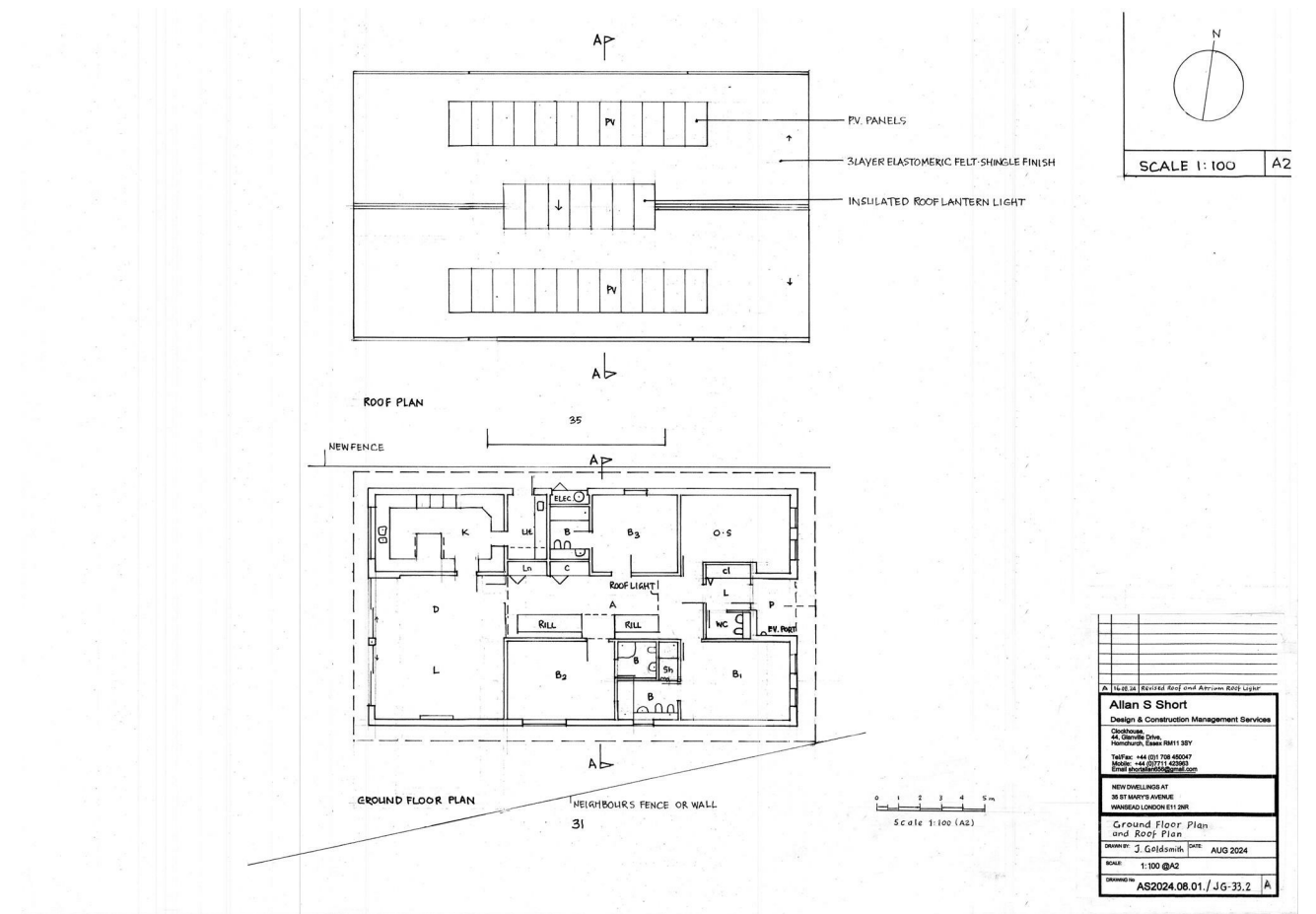
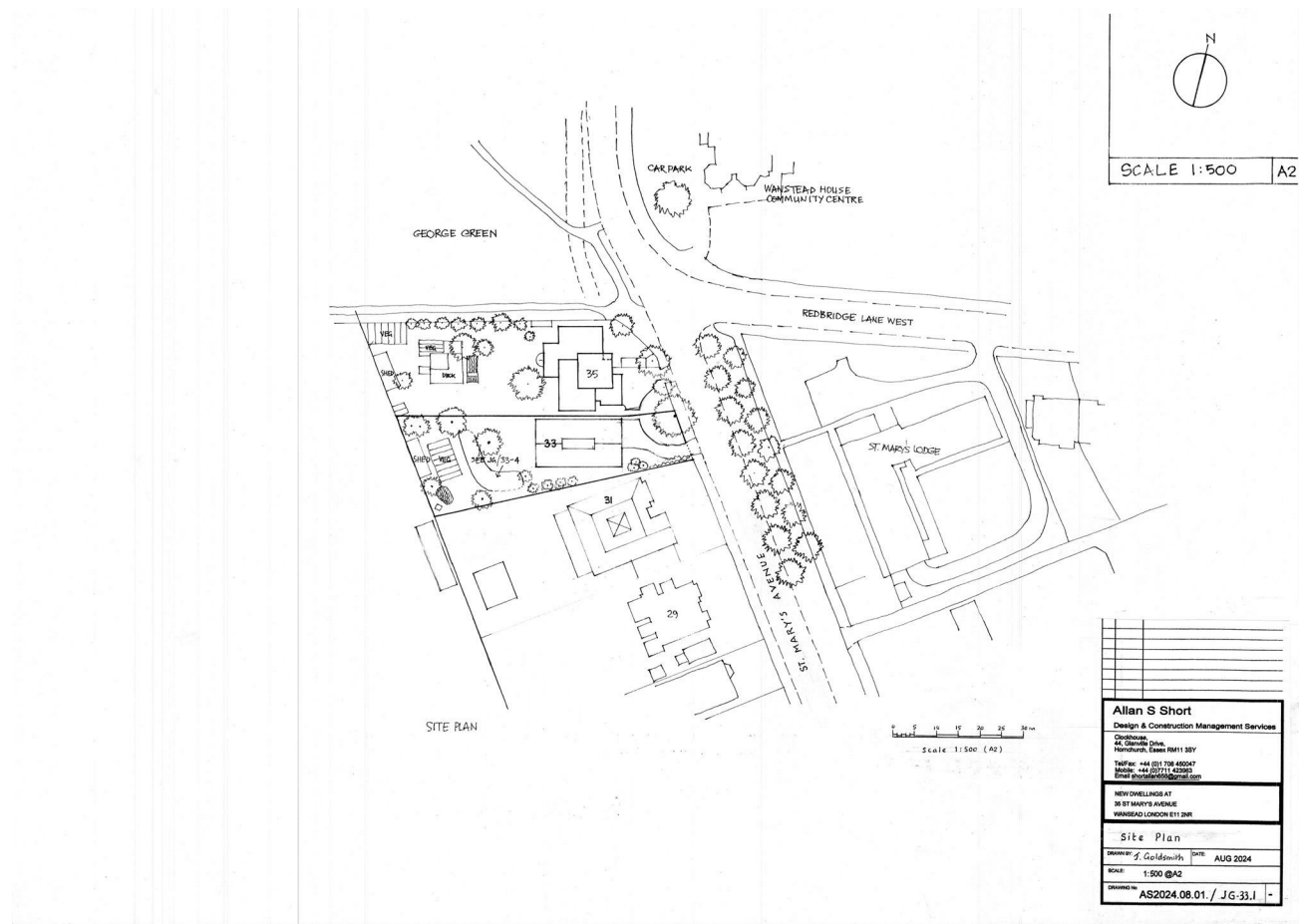
## A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 BRANCH MANAGER

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