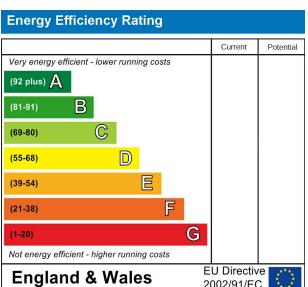


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Reception  
12'4" x 12'6"  
  
Bedroom  
12'4" x 10'5"  
  
Bedroom  
10'5" x 9'8"  
  
Kitchen/Diner  
13'7" x 10'0"  
  
Bathroom  
11'7" x 8'6"  
  
Garden  
approx. 15'8" x 10'4" (widest point)



**VOLUNTARY PLACE, WANSTEAD**  
Offers In Excess Of £585,000 Share of Freehold  
2 Bed Apartment



#### Features:

- Ground Floor Victorian Conversion
- Two Double Bedrooms
- Chain Free
- Private Garden
- Central Wanstead
- Close to Wanstead and Snaresbrook Station
- Share of Freehold
- Close to Wanstead High Street

This ground floor Victorian conversion offers a considered layout with two genuine double bedrooms and the added benefit of a private garden. Sold chain free and with a share of freehold, it presents an appealing opportunity in a sought-after part of Wanstead. Set moments from Wanstead High Street, the location places cafés, restaurants and independent shops within easy reach, while both Wanstead Station and Snaresbrook Station are close by for convenient connections into central London. A classic period home offering a rare combination of outdoor space, tenure security and everyday convenience.

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#### IF YOU LIVED HERE...

The home is set behind a traditional brick frontage, with a bay window and mature greenery framing the entrance and giving the exterior a welcoming, established feel. Inside, a hallway draws natural light through a glazed front door and the window set above, creating a pleasant sense of arrival. Storage is neatly incorporated off here, without interrupting the flow through the house.

Just beyond, the reception room offers an inviting setting for everyday living, shaped around a bay window fitted with shutters. A period fireplace brings character and a sense of history, while the proportions allow flexibility in how the room is arranged. Continuing through the home, the main bedroom is a comfortable double with a settled, balanced feel. Another decorative fireplace adds interest, paired with a tall shuttered window that draws in plenty of daylight.

The second bedroom is well proportioned and easy to arrange, with a window that keeps the room feeling bright. Toward the rear, the kitchen/diner forms a sociable heart to the home, where warm-toned cabinetry and bold patterned flooring give the room presence. Glazed doors open directly onto the garden, drawing light inside and creating a natural connection between indoors and out, and allowing space for a dining table alongside the kitchen area.

Outside, the garden provides a pleasant outdoor setting with paved seating areas and planting along the boundaries. Back inside, the bathroom is finished with dark wall and floor tiling for a cohesive look, with a bath and overhead shower, and a window that introduces natural light to soften the deeper tones.

Just outside the home, the surrounding area offers a well-balanced mix of greenery and local life. Wanstead High Street is close by and known for its independent feel, with Bobo & Wild popular for brunch and coffee, Luppolo Pizza for relaxed meals, and The Cuckfield offering a classic pub atmosphere, alongside a selection of boutiques and everyday amenities. In the other direction, greenery takes centre stage, with Hollow Pond sitting within Epping Forest, a vast stretch of ancient woodland ideal for long walks, cycling routes and time spent among nature. While Wanstead Park provides a contrasting landscaped setting, with open lawns and historic features close at hand.

#### WHAT ELSE?

For travel connections, both Wanstead Station and Snaresbrook Station are under a ten-minute walk away, providing direct access into central London via the Central line. A number of bus routes also run nearby, offering convenient links across Wanstead, Leytonstone and surrounding neighbourhoods.



#### 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 ASSISTANT BRANCH MANAGER

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