


Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		77	86
England & Wales		EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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23 Lake House Road, London, E11 3QS

Offers Over £1,350,000

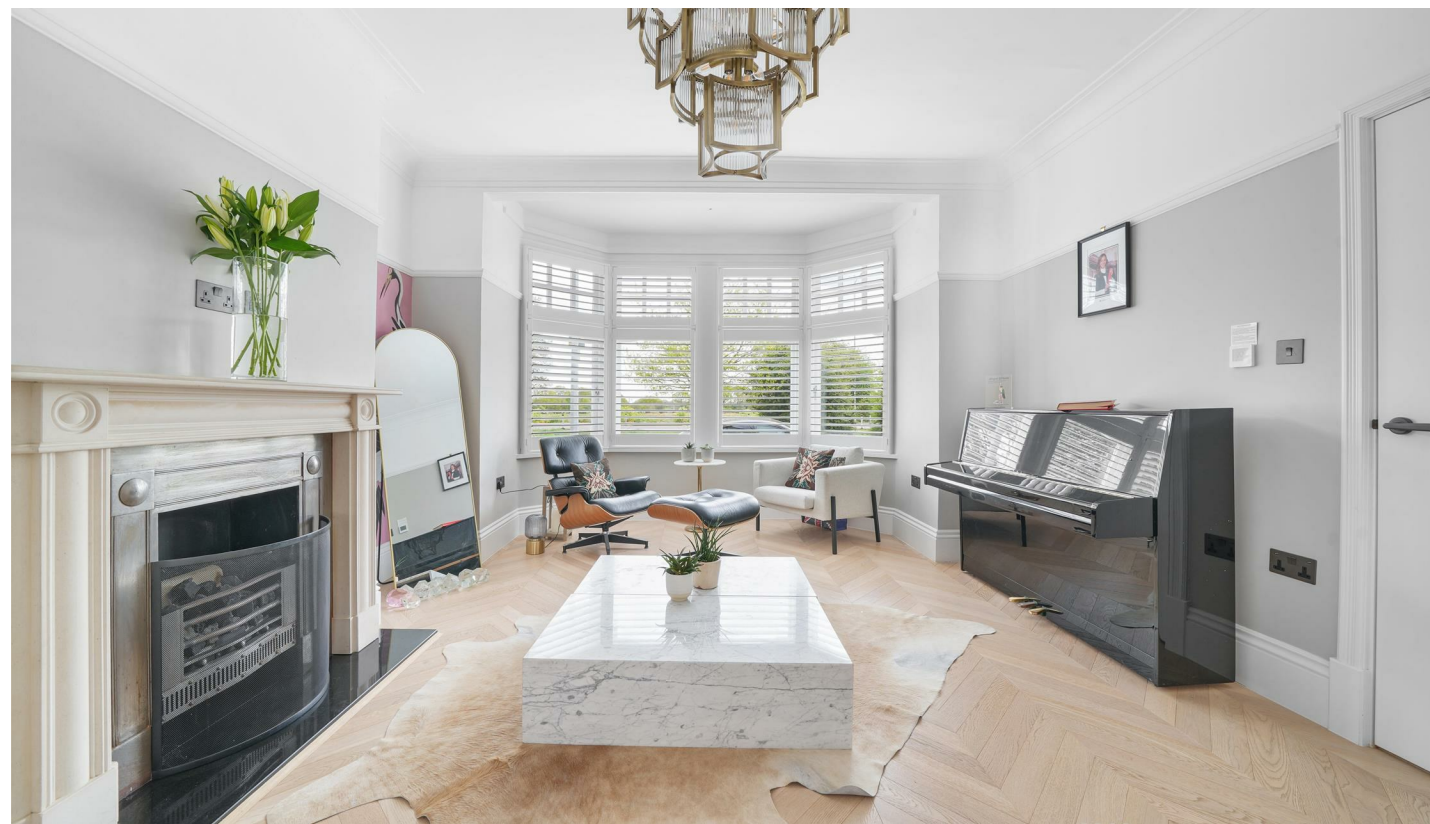
- Popular location - Bushwood and Wanstead Flats.
- Close to Ofsted-rated Outstanding and Good schools
- Landscaped garden with patio and rear access
- Open planned kitchen diner
- Finished to a high standard
- 4 bedroom terraced period home
- Excellent Transport Links
- Large basement
- Luxury open planned kitchen diner
- Breathtaking views across Wanstead Flats

23 Lake House Road, London E11 3QS

Rare to the market with stunning views of Wanstead Flats is this immaculate four bedroom extended period property which ticks all the boxes for beautiful family living. Close to Central Line and popular schools.



Council Tax Band: E



Set back off this highly desirable residential road is this beautifully presented four-bedroom terraced home which offers an exceptional lifestyle on the green fringes of Bushwood and Wanstead Flats. This fully extended family home spans over three floors and is brimming with charm, character and modern touches. Perfectly placed just a short walk from a selection of Ofsted-rated Outstanding and Good schools, as well as Leytonstone and Wanstead Central Line stations and Leytonstone High Road Overground, this home combines the best of peaceful residential living with excellent connectivity.

Upon entering the property, you're welcomed by a beautifully preserved reception room to your right, complete with bay window and period features. Flowing seamlessly through the hallway, you'll find a downstairs WC and then step into the heart of the home – a spacious, open-plan kitchen and dining area that has been thoughtfully extended to the rear. This vast and light-filled space opens onto a landscaped garden complete with a patio area, a handy shed and rear access. The property also benefits from a large basement that offers excellent storage or potential for further use.

Upstairs, the first floor hosts three well-proportioned bedrooms and a stylish family bathroom. On the top floor, a stunning loft conversion provides a spacious principal bedroom with an en suite. The property boasts breathtaking views over Wanstead Flats and beyond. This home is in excellent condition throughout and retains a wealth of period charm, combined effortlessly with modern living – making it a rare find in one of Wanstead's most desirable locations.

Property Information / Disclaimer
FREEHOLD

EPC Rating: C
Council Tax Band: E - Redbridge

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.