



## 39 Clock Court Victory Road Wanstead, E11 1UJ

Set within a stunning converted Victorian hospital dating back to the 1860s, this unique and characterful one bedroom duplex apartment offers a perfect blend of period charm and modern living. Located on the second floor, the apartment is beautifully presented with a spacious open plan lounge, kitchen, and dining area, ideal for entertaining or relaxing.

Positioned in an enviable location just moments from Wanstead High Street, you'll have easy access to a vibrant mix of restaurants, cafes, bars, and gastropubs. For commuters, Snaresbrook Central Line Station is just 0.4 miles away, providing direct links into Central London.

The property benefits from a generously sized double bedroom, fitted wardrobes, a sleek and contemporary bathroom, allocated parking, and well-maintained communal grounds.

**Tenure** Leasehold **Council** Redbridge

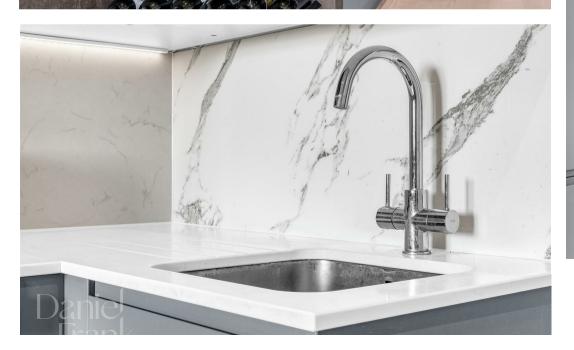










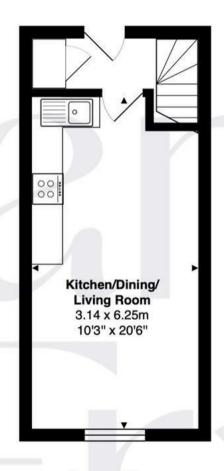


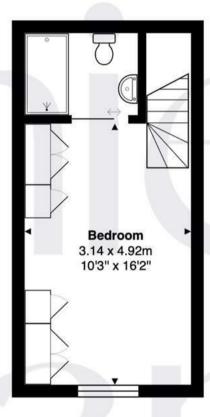
Your Next Chapter











**Second Floor** Area: 23.1 m2 ... 248 ft2

**Third Floor** Area: 20.8 m2 ... 224 ft2

Total Area: 43.8 m<sup>2</sup> ... 472 ft<sup>2</sup>



Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating

**England & Wales** 

79

65





