

Daniel
Frank





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



Your Next Chapter



Second Floor
Area: 23.1 m² ... 248 ft²

Third Floor
Area: 20.8 m² ... 224 ft²

Total Area: 43.8 m² ... 472 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	