



Harpenden Road, London, E12

BUTLER & STAG





**Edwardian excellence in the heart of the Aldersbrook estate in Aldersbrook. Brimming with original features and charm this gorgeous home is ideally located for Wanstead Flats and Wanstead Park.**



## Freehold

- Stunning Edwardian House in the Lake House Estate
- Abundance of period features
- South facing garden
- In excess of 1,400 square foot of internal living accommodation
- Principal bedroom with en-suite
- Catchment area of the Ofsted 'Outstanding' rated Aldersbrook Primary school

Welcome to this beautiful example of this Edwardian terrace home nestled within the picturesque Aldersbrook Estate in Aldersbrook, East London. Ideally situated between the expansive Wanstead Flats and the serene Wanstead Park, this residence offers a unique blend of natural beauty and timeless elegance.

As you step into this charming home, you'll be greeted by a spacious 1450 sq foot internal space that seamlessly combines classic design with modern comfort. The home boasts a wealth of original features, including high skirting boards, intricate cornicing, and stunning stained glass windows that bathe the interiors in a warm, colorful glow.

The living spaces are adorned with feature fireplaces, adding a touch of character and providing a cozy ambiance throughout. The meticulous preservation of these period details ensures that every corner of this home tells a story, offering a glimpse into the grace and craftsmanship of the Edwardian era.

The ground floor presents a harmonious flow between the living and dining areas, providing the perfect setting for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen is a delightful mix of functionality and charm, featuring modern amenities within a classic aesthetic.

Upstairs, the accommodation continues to impress with generously sized bedrooms, each with its own unique charm. The large windows in every room allow natural light to flood the spaces, creating a bright and inviting atmosphere. The bathroom reflects a perfect marriage of contemporary design and vintage elegance, providing a sanctuary for relaxation.

Stepping outside, the property offers a private garden space, perfect for enjoying









# Harpenden Road

Approx. Gross Internal Area 136.3 Sq M ( 1467 Sq Ft )



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.