

Snaresbrook Road, Wanstead, London, E11 1PQ
Offers Over £2,200,000
Council Tax Band: G



What a fantastic opportunity to purchase a unique part of historic London in such a picturesque location! We are delighted to present this 18th Century Georgian townhouse with spectacular views over Eagle Pond in Wanstead. With accommodation across 4 floors, an abundance of original period features, and extensive gardens to the rear, this really is a one of a kind home. The property is Grade II listed, and though undoubtedly in need of tasteful modernisation, it oozes potential with its 6 bedrooms, large lower ground floor/cellar, off-road parking and land to the rear. Do take a look at our spectacular virtual Matterport tour for a full walk-around viewing and have a look at the Drone Video at the bottom of this listing (under the brochure heading).

In brief the property comprises: Driveway with ample off-road parking, entrance Hallway, Kitchen and breakfast room, Living Room, Dining Room, guest WC, extensive lower ground floor/cellar across 4 rooms, 3 Bedrooms and Bathroom on the first floor, 3 further bedrooms to the second floor, and very large garden to the rear.

The house enjoys uninterrupted views over Eagle Pond, sits within the Wanstead conservation area, and is just a 2 minute walk from Epping Forest. A 5 minute walk in the other direction will get you to the Snaresbrook Underground station for the Central Line. Convenient distance to Wanstead centre or South Woodford with their wealth of amenities, schools and shops.

Viewing only by advance appointment. Contact us now for more information.



Open House East Cheshire



FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1 691 sq.ft. FLOOR 2 885 sq.ft. FLOOR 3 830 sq.ft. FLOOR 4 495 sq.ft.
 TOTAL : 2,901 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	