



Directions

Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Lonsdale Road

Approximate Gross Internal Area = 2431 sq ft / 225.9 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 113 sq ft / 10.5 sq m
Total = 2544 sq ft / 236.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



4 Lonsdale Road, Wanstead, E11 2PH

Asking Price £965,000

- Five Bedrooms
- Kitchen/Family Room
- Family Bathroom
- Off Road Parking
- Wanstead Station (0.6miles)
- Sitting/Dining Room
- Ground Floor Shower Room
- Second Floor Shower Room
- No Onward Chain

4 Lonsdale Road, Wanstead E11 2PH

Petty Son & Prestwich are delighted to offer this spacious five bedroom/three bathroom family home featuring a recently added loft conversion resulting in accommodation of over 2400 sq ft including cellar. There is a dual aspect sitting/dining room plus kitchen/family room. No onward chain.



Council Tax Band: E



Positioned on Lonsdale Road, this property is just 0.4 miles from Wanstead High Street and Central Line Station. As well as an array of independent shops, bars and restaurants Wanstead is highly sought after thanks to it's two large central parks and fantastic range of nurseries, primary schools and High School – nearly all of which are rated good or outstanding by Ofsted. With a handsome exposed brick frontage with double square bays this Victorian home offers spacious living accommodation over three floors.

The accommodation commences with a welcoming entrance hallway which serves a spacious dual aspect sitting/dining room, a perfect space for the family to relax. To the rear of the house you will find the kitchen/family room offering base and wall units complemented by contrasting work surfaces. There is plenty of room for a table and chairs. There is also a useful shower room on this floor.

The first floor accommodation comprises of three bedrooms, the principle room with ample storage space thanks to the fitted wardrobes. There is also another room on this floor which lends itself well as an office space for those who need to work from home. A family bathroom completes the accommodation on this floor.

A recently completed loft extension provides two further bedrooms and a superb fully tiled shower room.

The rear garden is approximately 37' in length commencing with a patio area, the rest being lawn whilst the frontage provides an off road parking space. The house is offered with no onward chain.

EPC Rating: D57
Council Tax Band: E

RECEPTION/DINING ROOM
27'4" x 12'8"

KITCHEN/FAMILY ROOM
28'10" x 11'0"

BEDROOM
16'7" x 14'7"

BEDROOM
12'1" x 11'2"

BEDROOM
11'2" x 10'10"

STUDY
7'9" x 7'9"

BEDROOM
17'1" x 14'9"

BEDROOM
10'6" x 10'6"

CELLAR
24'2" x 8'2"