



Directions

Viewings

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

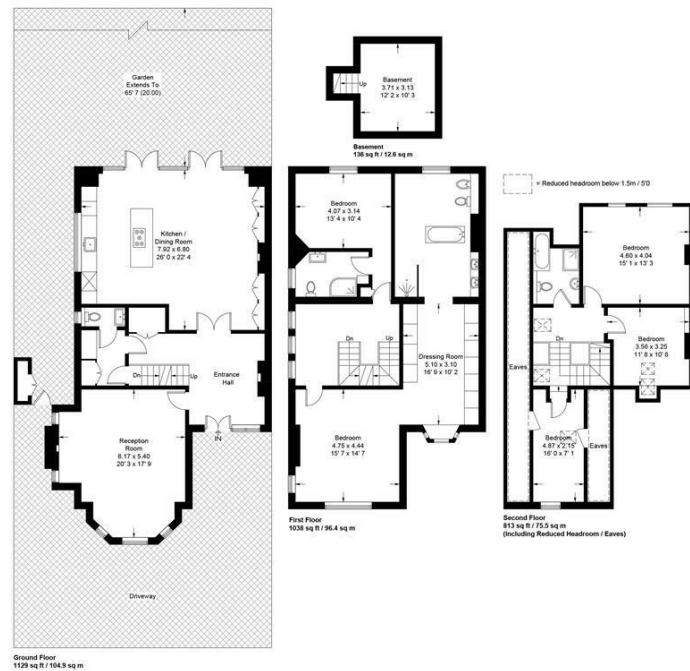
EPC Rating

E

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		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Draycot Road

Approximate Gross Internal Area = 2971 sq ft / 275.9 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 145 sq ft / 13.5 sq m
 Total = 3116 sq ft / 289.4 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.



Fairlight, 10 Draycot Road, Wanstead, E11 2NU

Offers In Excess Of £2,350,000

- Gated, Five bedroom Edwardian home
- Huge kitchen/diner with separate utility room
- Furnishable entrance hall
- Unparalleled master bedroom suite
- Expertly restored period features
- Far reaching views across George Green
- Redbridge Planning Ref: 3524/22
- Elegant formal reception
- Luxuriously furnished with high quality detailing
- Unoverlooked, Landscaped South/Westerly garden

10 Draycot Road, Wanstead E11 2NU

Petty Son & Prestwich are thrilled to offer this grand Edwardian home overlooking George Green, offering unbelievably stylish family accommodation with a truly superior standard of quality and craftsmanship in a premier Wanstead locality.



Council Tax Band: G



Proudly positioned on 'the' corner plot where the prestigious Felstead and Draycot Roads meet, you will find this substantial, and truly stunning, Edwardian home. Within central Wanstead you can enjoy far reaching views to the front across George Green, whilst to the back the South facing garden is almost completely unoverlooked. Wanstead's Central Line Station and vibrant high street (0.1 Miles), excellent nurseries, schools and parks are all within incredibly close proximity, in addition to Forest Land and the grounds of Wanstead Park (0.7 Miles) offer year round cycling and walking routes.

This truly remarkable five bedroom Edwardian home has been adapted to offer an unparalleled level of modern style and comfort alongside the original features of this fine Edwardian home. Starting on approach, the gated driveway features an interface allowing communication from the home's boundary with panels in both the master bedroom suite and family kitchen. Once inside the home's grand, furnishable entrance hall you are immediately struck by both the proportions and quality of finish. Solid English Oak herringbone flooring runs throughout the ground floor with House of Hackney wallpaper, featuring throughout the home. Light streams through the huge, 'City Glazing' secondary glazed stained glass windows which have been painstakingly restored throughout the home, in addition to the original door. Covings have been added throughout the home to give a sense of period splendour and cohesion but has been restored in the glorious panelled reception room which features a fabulous recessed fireplace. Mounted spots in addition to a statement pendant highlight the various paintings hung within the space, altering the feel of the room as night falls.

The same can be said of the outstanding family kitchen/diner; a truly cavernous space with full width, black Crittall doors flooding the room with light from the landscaped South/Westerly garden and opening to allow the garden and kitchen to become one impressive area. A central gas flame fire in addition to combination mood lighting in both the garden and kitchen change the mood of an evening, transforming the space into the perfect place to enjoy drinks and dinner with friends and family. The functionality of the kitchen is second to none thanks to the small, clever design features added at every opportunity. A large island with storage both sides separates the cooking and dining/seating area in addition to plug and USB socket, and Elica gas hob with built in extractor. A run of wall units provides yet more storage with pull out larder cupboard, Miele dishwasher, oven, microwave oven and bin storage. Specially designed recesses ensure the large America style fridge freezer and television blend seamlessly within the room, whilst bespoke storage and shelving either side of the fireplace allow for books and toys to be tidied away. A separate Utility area behind the stairs keep the noisier tumble drier and washing machine apart from the entertaining areas, with a handy downstairs W.C with period detailing can be accessed from here in addition to a cellar that has had tiles and stud walling added.

The first floor of this magnificent home displays possibly the grandest master suite we have ever seen. Previously three double rooms, the present owners have combined these to create a huge bedroom with views over George Green leading into a walk in wardrobe with central ottoman, mood lighting and concealed fridge. The carpeting of the dressing room sits perfectly flush with the heated, marble floor of the opulent en-suite bathroom, giving a seamless flow to the crowning jewel of the master suite. Offering a huge wet room style rain shower with herringbone patterned marble tiling, double ended freestanding bath with floor mounted mixer tap, his and her sinks with wall mounted toothbrush holders, bidet, wall hung Duravit toilet and specialist lighting throughout. The opposing bedroom on this floor is a sumptuous guest suite with built in fridge and tea making facilities combined with bespoke storage and hanging space, double bedroom with views across the garden and an elegant en-suite with fireplace, Burlington bathroom suite and period tiling.

The second floor of the property has been beautifully adapted to provide three further bedrooms and a wonderful family bathroom with monochrome tiling and separate bath to shower. A single and small double, both beautifully decorated in statement wall paper sit to the front of the roof space, with a generous double sporting four handing pendant lamps from the exposed beams, exposed brick wall and beautifully themed nursery wallpaper lies to the back. All bedrooms benefit from either black out roller blinds or shutters whilst the kitchen enjoys remote operated blinds over the Crittall doors.

Ensuring the outside looks as beautiful as the inside, externally the boundary wall, railings, electric gates, side and rear limestone patio were all replaced approximately four years ago. The wide side passage is gated to the rear garden adding a further layer of security and the rear garden has been landscaped to provide central lawn with raised, brick flower beds sporting a range of attractive, established shrubs and flowers, chosen for their low maintenance and year round greenery and interest. Behind the rear garden wall an additional piece of land can be used for additional off road parking but currently has full planning permission granted for an office/gyn with mezzanine level to include a shower room and kitchenette (Redbridge Planning Ref: 3524/22 - The concrete base for this is already in situ with waste pipe and conduit for cables currently laid beneath the lawn). In our opinion, the likes of this outstanding family home is rarely to be found within the area and unlikely to come on again for many years to come.

EPC RATING: E49
Council Tax Band: G

Reception Room

20'2" x 17'8"
20' 3" x 17' 9" (6.17m x 5.41m)

Kitchen/Dining Room

26'0 x 22'4

Basement

12'2 x 10'3

Bedroom

15'7 x 14'7

Dressing Room

16'9 x 10'2

Bedroom

13'4 x 10'4

Bedroom

15'1 x 13'3

Bedroom

11'8 x 10'8

Bedroom

16'0 x 7'1