

Approximate Gross Internal Area = 869 sq ft / 80.7 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.



Grosvenor Road, Wanstead

Asking Price £650,000 Leasehold

- Lower ground floor, period apartment
- Three bedrooms
- Open plan living space
- Direct access to communal gardens
- Within moments of Wanstead High Street
- Private front entry door
- Family bathroom & En-suite to principal bedroom
- Direct access to private South/Easterly patio
- Private parking space

Grosvenor Road, Wanstead

Petty Son & Prestwich are delighted to offer this superbly spacious three bedroom apartment, offering direct private entry door, two bathrooms, private patio with direct access to communal gardens beyond and off street parking.



Council Tax Band: C



Positioned on Grosvenor Road, a premier location renowned for its grand Victorian villas and easy access to Wanstead High Street, this apartment is perfectly situated for everything Wanstead village has to offer. Set in the heart of Wanstead, a mere 0.2 miles from Wanstead's vibrant High Street with its eclectic mix of shops, bars, restaurants and the beautiful green space of Christchurch Green.

Previously a grand Victorian villa, now a stunning set of four converted apartments, this spacious home is accessed through a private entrance door, approached down a small set of steps. Internally the property has been beautifully decorated throughout and boasts new flooring throughout. The tasteful, modern décor beautifully complements and highlights the period features throughout, such as sash windows and cornicing. The master bedroom is an excellent size and boasts a contemporary en-suite shower room. The main family bathroom is clean and contemporary with a white bath and shower suite. There are a further two bedrooms, that are both spacious and beautifully presented. The layout of the apartment allows the main living space to take full advantage of the light and space on offer, creating a real wow-factor area for entertaining friends and family or relaxing in the evening. This space then flows effortlessly into the modern kitchen that has been well designed to ensure the integrated appliances seamlessly blend with the fitted storage on offer.

There is direct access to the private patio and communal garden at the rear with a South/Easterly aspect, perfect for hosting friends and family or sitting and relaxing in the sunshine. The icing on the cake is allocated parking space, ensuring you never struggle to find a parking space after work in such a central Wanstead location.

EPC Rating: D68

Council Tax Band: C

Lease Information: 189 years from 29th September 1988 (153 years currently remain)

Service Charge: £1,300 Per Annum

Ground Rent: Peppercorn

Reception/Diner

16'4 x 15'3

Kitchen

9'7 x 6'2

Bedroom One

12'6 x 12'4

Bedroom Two

10'11 x 10'0

Bedroom Three

12'8 x 6'9