



Victory Road, Wanstead

Offers In The Region Of £375,000 Leasehold

- Converted period apartment
- Quiet cul-de-sac 0.4 Miles from Snaresbrook Central Line Station
- Home office/guest room with en-suite shower room
- Underfloor heating
- Long lease
- Impressive, gothic, grade II listed building
- Double bedroom suite with dressing room and en-suite bathroom
- Impressive entry hall
- Communal gardens and parking

Petty Son & Prestwich are delighted to offer for sale this superb period conversion, boasting a double bedroom suite with dressing area and bathroom and additional home office/guest room with an en-suite shower room.

The Great Hall, a stunning Grade II listed landmark located within the highly desirable Wanstead area, boasts a peaceful cul-de-sac location and is yet just 0.4 miles from Snaresbrook Central Line Station. Close to Wanstead's lively High Street you'll have easy access to a vibrant mix of shops, bars, restaurants, and the picturesque Christchurch Green, in addition to the nearby Central Line station, local bus routes and easy access to the North Circular, M11, and M25 making commuting a breeze.

Stepping inside this characterful apartment you are immediately greeted by the generous entrance hall, featuring pops of vivid colour, highlighting the artwork that lines the otherwise white walls. Wood-effect flooring with underfloor heating flows through most rooms with the exception of the two, fully tiled bathrooms. The stylish kitchen is equipped with high-gloss white cabinetry, complemented by solid wood countertops and a mix of freestanding and integrated appliances. The apartment boasts a double bedroom suite including a bathroom and dressing area. A secondary room hosts a dedicated home office with its own en-suite shower room, making this space ideal for multitasking as an occasional guest bedroom.

Further benefits include communal gardens and parking and a long lease.

EPC Rating: D57/D59

Council Tax Band: D

Lease Information: 999 years from 1st April 1996 (969 years currently remain)

Service Charges: £1,493.10 per annum

Ground Rent: £150 P/A

Reception/Dining Room

18'8" x 12'2"

Kitchen

16'0" x 5'4"

Bedroom

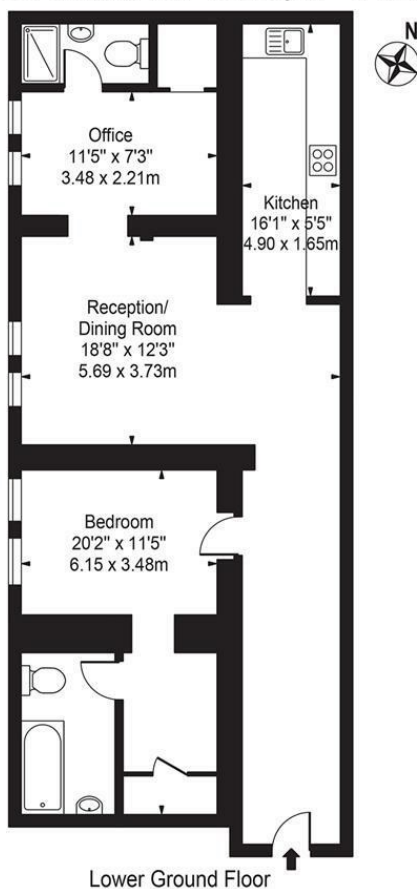
20'2" x 11'5"

Office

11'5" x 7'3"

The Great Hall

Approx. Gross Internal Area 882 Sq Ft - 81.94 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.