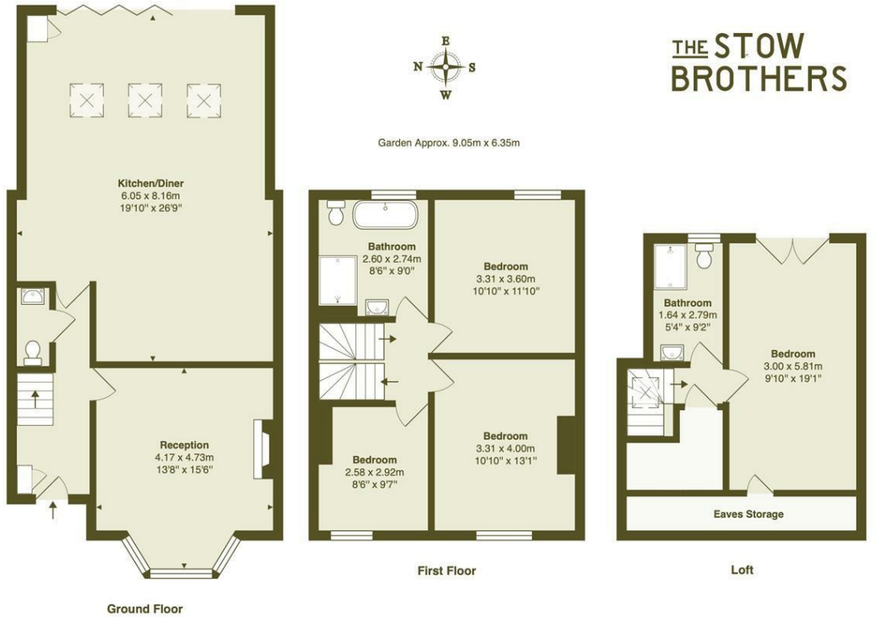
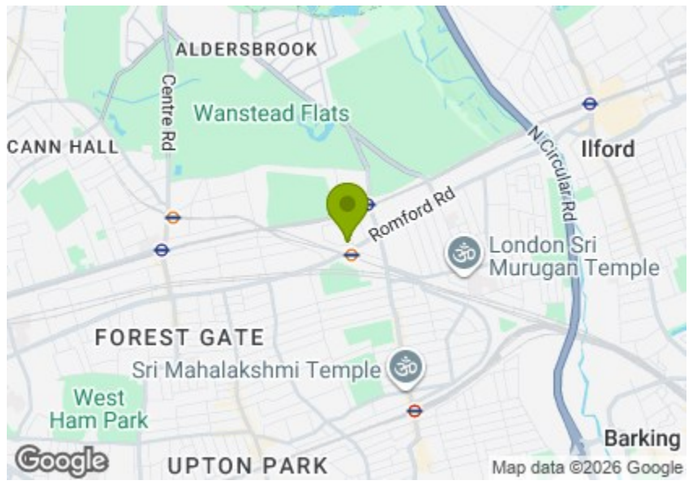
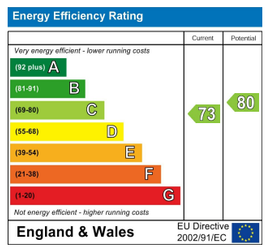


Total Area (Excluding Eaves Storage): 147.1 m² ... 1584 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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E17 & E10
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ALBANY ROAD, MANOR PARK

Offers In Excess Of £825,000 Freehold

4 Bed House - Terraced

Features:

- Victorian Terrace House
- Freehold
- Four Bedrooms
- Two Bathrooms
- Converted Loft
- Extended Kitchen Diner
- Manor Park Conservation Area
- Close to Manor Park Station
- Downstairs WC
- Close to Wanstead Flats

A beautifully presented four-bedroom Victorian end-of-terrace house, nestled within the sought-after Manor Park Conservation Area. With a wonderfully spacious ground floor, extended kitchen diner, converted loft and two bathrooms, this characterful home offers a lovely balance of period charm and contemporary living. Manor Park Station and its Elizabeth line connections are close by, while the sweeping greenery of Wanstead Flats is just a short walk away. The conservation area setting adds to the appeal, with its attractive period architecture, leafy streets and established neighbourhood character.

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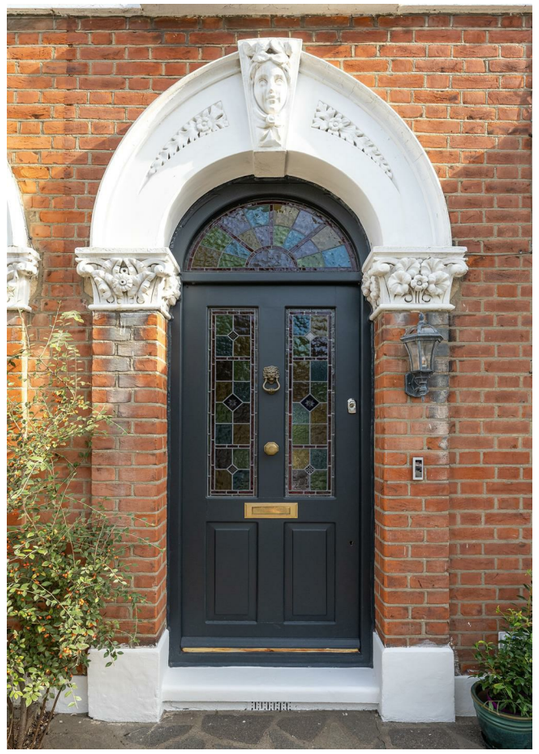











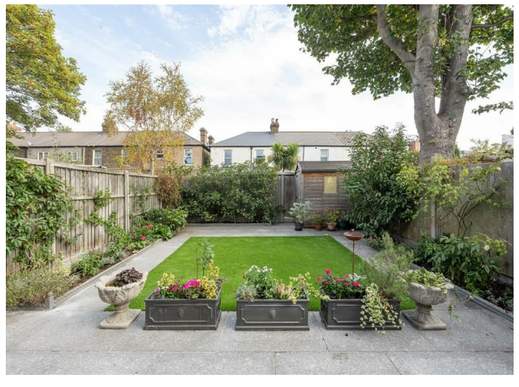

IF YOU LIVED HERE.....

Step through the front door and you'll find a home full of personality, where original Victorian details sit alongside rich colours and carefully chosen furnishings. The front reception is particularly inviting, with a large bay window, ornate cornicing, a traditional fireplace and beautiful parquet flooring. Deep blue walls, colourful upholstery and vintage touches create a space that feels both elegant and lived in. Further along, the extended kitchen diner offers a lovely contrast, with a generous open-plan layout, skylights overhead and wide glazed doors opening onto the garden. Soft cabinetry, a central island and plenty of room for dining make this a natural gathering place, whether you're entertaining friends or enjoying a quiet Sunday at home. A downstairs WC adds everyday convenience.

Upstairs, the bedrooms continue the home's individual style, with soft greens, deeper heritage shades and original details bringing warmth and character. The family bathroom is equally distinctive, featuring a freestanding green bathtub and separate shower enclosure. The converted loft provides another bedroom and a second bathroom, creating a wonderfully versatile upper floor. Outside, the rear garden combines a paved terrace, lawn and established planting, with space for outdoor dining and relaxing in the sunshine. Offered freehold, this is a home with plenty to enjoy, both inside and out.

WHAT ELSE?

- Manor Park Station is a short walk away, offering Elizabeth line connections to Liverpool Street in around 15 minutes and Bond Street in just 20 minutes. Even closer is Woodgrange Park Station, with services towards Walthamstow and connections for Hampstead Heath, making journeys across London wonderfully convenient.

- Families are well catered for, with a wide choice of highly regarded primary and secondary schools within a mile's walk, adding to the area's appeal for those looking to put down roots.

- Wanstead Flats is a wonderful local escape, with sweeping open grassland and leafy walking trails. Nearby Wanstead Park offers beautiful woodland walks, ornamental lakes and peaceful green spaces to enjoy throughout the seasons.

- Just a short stroll away, Avenue Road Arches is home to a growing collection of independent favourites, including Ramble Café for coffee and brunch, Ciderhouse for drinks and events, and Reformery for Pilates. Nearby, The Golden Fleece is a much-loved traditional pub, with a welcoming beer garden, a varied menu and plenty of choice behind the bar.



A WORD FROM THE OWNER...

"We've absolutely loved our 11 years living here. The house feels spacious yet cosy, and fantastic for entertaining. There is a thriving local community with plenty of events throughout the year - arts, wellbeing, and workshops. The Elizabeth Line makes commuting to central London incredibly quick and easy, and the Suffragette Line makes North London a breeze too.

Since moving in we've extended and extensively renovated the house, including full rewire, new heating system and boiler, and new roof. We hope this will take the pressure off the big jobs for some years to come!

The Durham Road Conservation area is beautiful; a rare treat in London to be surrounded by so many trees, especially in spring when the blossoms are out. The beautiful flowerbeds and Community Garden are maintained by a local group and there is ample opportunity to volunteer.

Close by are the open green spaces of Wanstead Flats and Wanstead Park, plus the City of London Cemetery, with its tree-lined avenues and peaceful

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Reception
13'8" x 15'6"

WC

Kitchen/ Diner
19'10" x 26'9"

Bedroom
10'10" x 13'1"

Bedroom
8'5" x 9'6"

Bedroom
10'10" x 11'9"

Bathroom
8'6" x 8'11"

Bedroom
9'10" x 19'0"

Bathroom
5'4" x 9'1"

Garden
29'8" x 20'9"

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