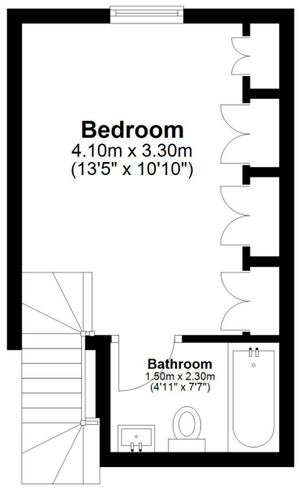
Third Floor

Approx. 18.5 sq. metres (199.1 sq. feet)

Fourth Floor

Approx. 17.2 sq. metres (185.2 sq. feet)



Total area: approx. 35.7 sq. metres (384.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Clock Court

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Clock Court, Victory Road, Wanstead

Offers In Excess Of £325,000 Leasehold

- A stunning one-bedroom apartment
- 0.4 miles to Wanstead High Street
- Modern bathroom and kitchen
- Plenty of storage space
- Allocated parking space
- Chain free
- Beautifully presented
- Leafy communal gardens
- 0.6 miles to Snaresbrook Underground Station

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Clock Court, Victory Road, Wanstead

Petty Son & Prestwich are excited to present this standout one-bedroom apartment, set within the iconic and historic 'Clock Court', which is a breathtaking example of Victorian architecture complete with ornate brickwork, grand stone columns, arched windows and its signature clock tower, once part of the former Wanstead Hospital.

1 | 1 | 1 | E | Council Tax Band: C

A rare blend of heritage charm and contemporary design, this apartment is perfectly positioned just a short stroll from Wanstead High Street (0.4 miles) and Snaresbrook Station (0.6 miles). From the moment you step into the communal entrance halls, the building's character makes an impact. vaulted ceilings, statement chandeliers and bags of period drama set the tone before you even reach the front door.

Inside, the hallway immediately impresses with its smart, oversized storage cupboard, ideal for keeping everyday clutter neatly tucked away. The open-plan kitchen and living area offers light, style and effortless modern living. A chic, fitted kitchen complete with warm wooden worktops and cream cabinetry pairs beautifully with the wooden flooring and soft neutral décor, creating a calm, contemporary space to unwind.

The bedroom is equally striking, featuring a school-house style radiator, sleek fitted glass wardrobes along one side and a stunning round feature window framing leafy views across Wanstead. A modern, fully tiled bathroom completes the internal accommodation.

Residents also benefit from well-tended communal gardens, an allocated parking space, and additional visitor parking - making this unique home as practical as it is beautiful. A truly characterful home in one of Wanstead's most desirable developments.

EPC Rating: E40
Council Tax Band: C
Service Charge: £1996.62 per annum (reviewed annually)
Ground Rent: £200
Lease Information: 189 years from 1st April 1996 (159 years currently remain)
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Living Room/Kitchen

17'5" x 10'10"

Bedroom

13'5" x 10'10"