





Victory Road, Wanstead

£700,000

Tenure : Leasehold

Floor Area : 1051.00 sq ft

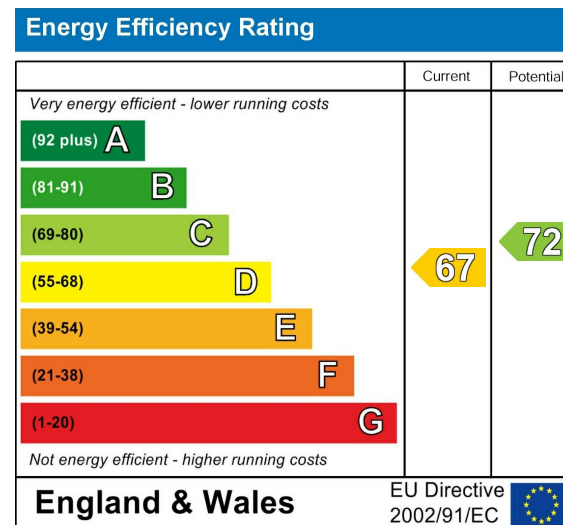
Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 2





Guide Price £700,000 - £750,000

Churchill Estates are delighted to introduce this impressive two bedroom split-level apartment occupying part of a striking Grade II listed Victorian building dating from the 1860s. The property retains a wealth of period character with features including ornate brick detailing, tall windows and exceptionally high ceilings.

The apartment has been carefully designed in collaboration with All & Nxthing Design Studio, combining the original character of the building with a refined contemporary interior. On the ground floor, the heart of the home is a generous open plan reception and kitchen area. The impressive ceiling height, large windows and recycled abacá paper pendant lights gives the room a bright and spacious feel, while the oak herringbone parquet flooring adds warmth and continuity.

The bespoke kitchen has been finished to a particularly high standard, centered around a striking honed Calacatta Oro marble island. Integrated appliances are discreetly incorporated behind custom paneled cabinetry, maintaining the clean and considered appearance of the space.

The main bedroom is also located on this floor and is a generous, peaceful room with excellent proportions. A bespoke low level bed sits against the herringbone parquet flooring, while the high ceilings and large windows create a light and airy atmosphere. There is plenty of room for fitted wardrobes and further furniture. The adjoining shower room has been finished in a soft nude-toned microcement, creating a calm and understated look.

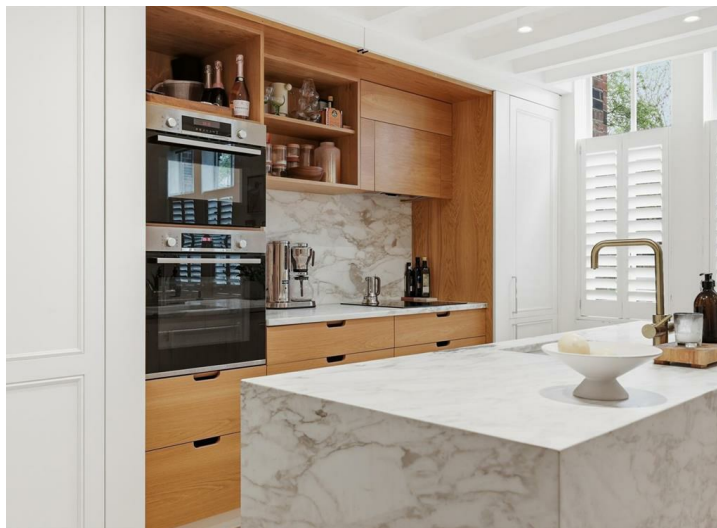
Upstairs the mezzanine adds another layer of character and makes the most of the apartment's impressive volume. The second bedroom is well proportioned with a spacious walk-in wardrobe providing useful additional storage. A contemporary family bathroom completes this level.

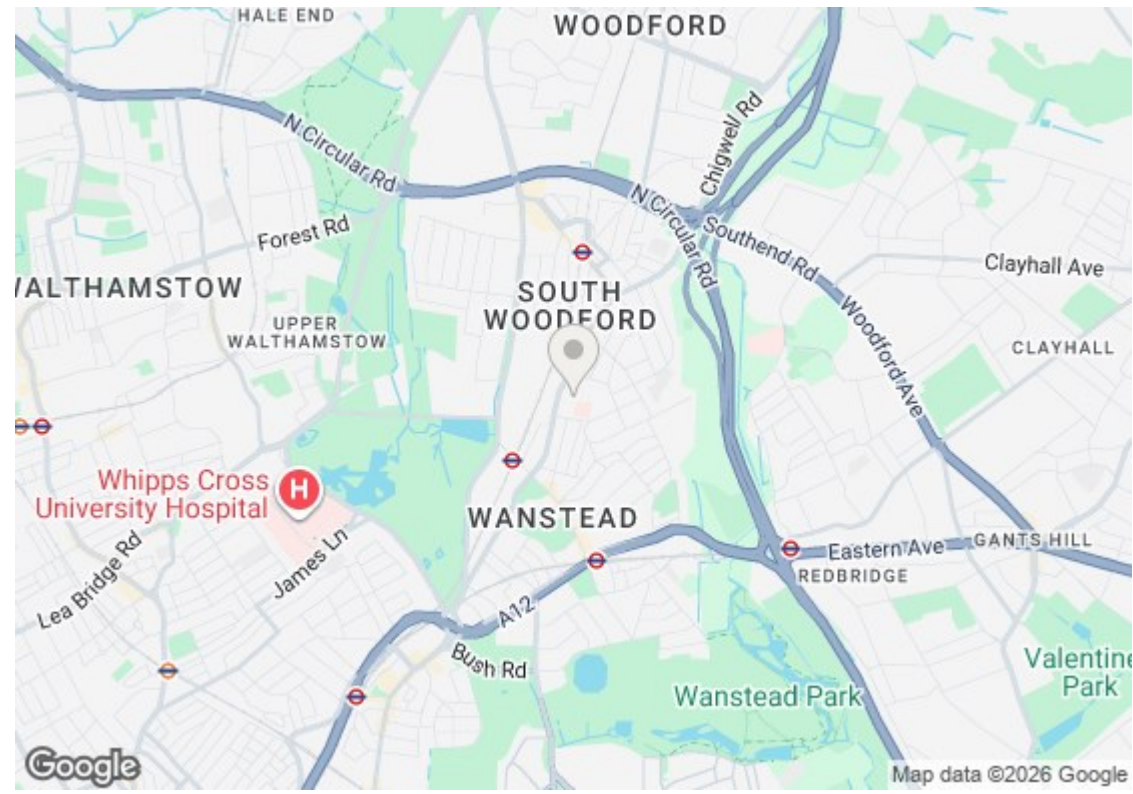
The property also benefits from access to a substantial loft space, an allocated parking space, attractive communal grounds and a secure entry phone system.

Wanstead High Street is within easy walking distance providing a good choice of independent shops, cafes, restaurants and everyday amenities. Transport connections are excellent with Snaresbrook Station approximately 0.3 miles away, South Woodford Station around 0.5 miles and Wanstead Station approximately 0.6 miles offering convenient journeys towards Central London and beyond.

There are also several well regarded schools within close proximity including Wanstead Church School approximately 0.3 miles away, St Joseph's Catholic Primary School at around 0.6 miles and Wanstead High School approximately 0.7 miles away. Combining original Victorian architecture with a carefully considered contemporary interior, this is a distinctive and beautifully presented home in a highly desirable part of Wanstead.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Guide Price £700,000 - £750,000
- Grade II listed Victorian building dating from the 1860s
- Stylish contemporary interior designed in collaboration with All & Nxthing Design Studio
- Generous main bedroom with bespoke low level bed
- Excellent Wanstead location close to the High Street, Snarebrook, South Woodford and Wanstead stations, plus a selection of well-regarded schools
- Exceptional two bedroom split-level apartment
- Beautiful period features including ornate brickwork, tall windows and impressive high ceilings
- Bespoke kitchen featuring a honed Calacatta Oro marble island and integrated appliances
- Nude-toned microcement shower room
- Additional benefits include a large loft space, allocated parking, communal grounds and secure entry phone system

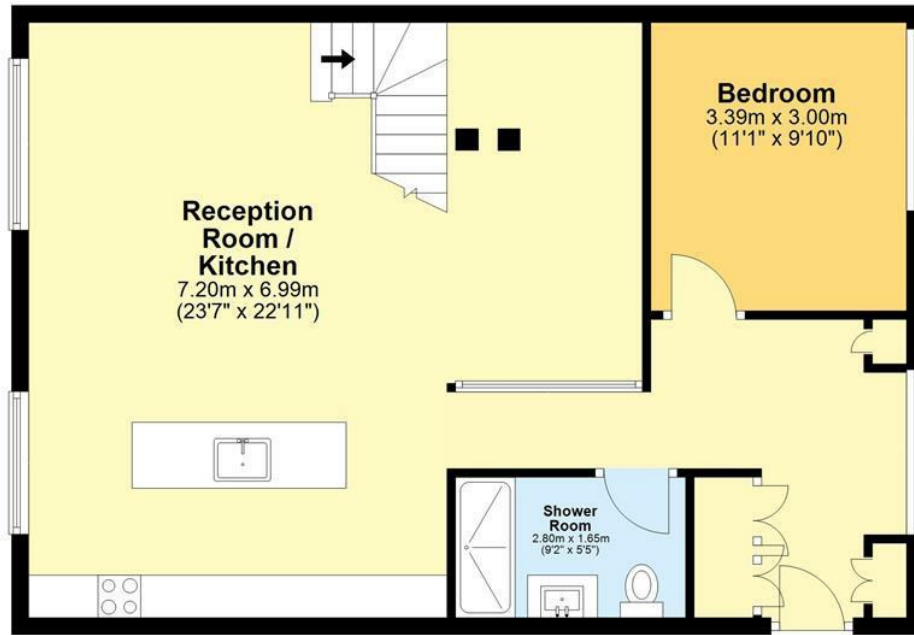
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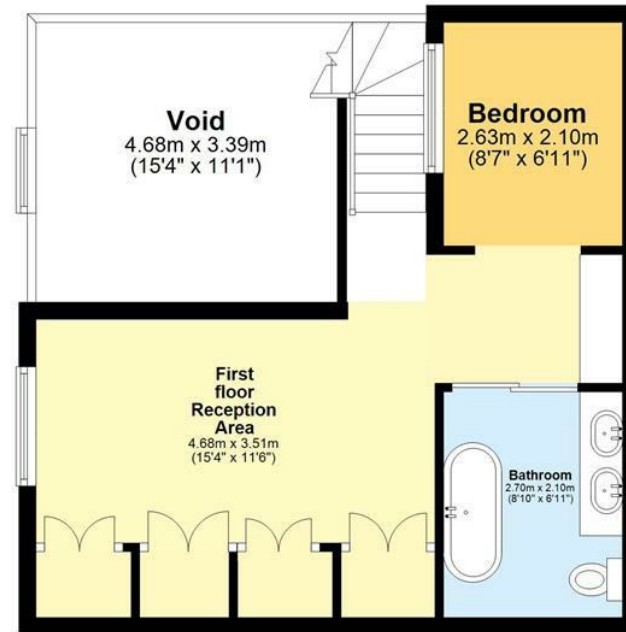
Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)
(excluding Shower Room)



First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)
(excluding Void)



Total area: approx. 98.4 sq. metres (1059.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Clock Court

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