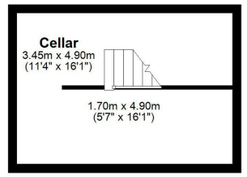
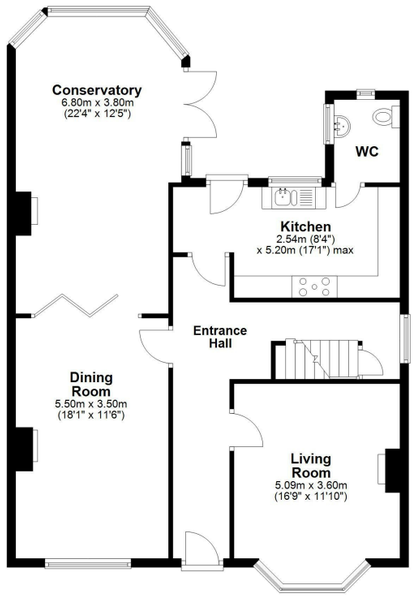
Basement

Approx. 16.9 sq. metres (182.0 sq. feet)



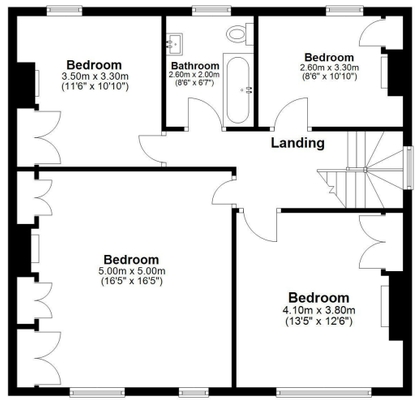
Ground Floor

Approx. 91.5 sq. metres (985.1 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



Total area: approx. 184.9 sq. metres (1989.8 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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Plan produced using PlanUp.

Wanstead Park Avenue

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www.pettyson.co.uk

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Asking Price £1,450,000 Freehold

- Four double bedrooms
- Sought after Aldersbrook location
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- Brimming with character
- Double fronted Edwardian home
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Wanstead Park Avenue, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Rarely does an opportunity arise to acquire such a magnificent residence, and Petty Son & Prestwich are delighted to present this exceptional four-bedroom, double-fronted Edwardian home, enviably positioned within the highly sought-after Aldersbrook Estate. A home of remarkable charm and distinction, it seamlessly combines elegant period architecture with beautifully preserved original features, creating a property of genuine timeless appeal.

4 | 1 | 3 | D | Council Tax Band: F







Occupying a prestigious position on Wanstead Park Avenue, this distinguished family home enjoys close proximity to everything that makes Aldersbrook so desirable. Aldersbrook Primary School, rated Outstanding by Ofsted, is just 0.4 miles away, while the vast open green spaces of Wanstead Flats are moments from the doorstep, offering scenic walking and cycling routes stretching towards Forest Gate and Leytonstone, with glimpses of the Canary Wharf skyline beyond. Equally close is Wanstead Park, renowned for its ancient woodland, picturesque lakes and historic landmarks including The Temple and The Grotto. Excellent transport links are also within easy reach, with the Elizabeth Line accessible from Manor Park Station, approximately 0.8 miles away.

Externally, the home is utterly captivating. This imposing semi-detached Edwardian residence showcases beautifully preserved original brickwork, an elegant slate roof, a striking bay window, wrought iron fencing and a charming mosaic-tiled pathway leading to an exquisite pillar-box red front door beneath a characterful canopy. The handsome façade immediately conveys the scale, elegance and heritage of this remarkable home.

Stepping inside, the sense of period splendour continues throughout. Exceptional ceiling height, ornate cornicing, original fireplaces and exposed timber floorboards all speak to the home's rich architectural heritage, while the superb condition throughout reflects the immense care and attention of the current owners. The desirable double-fronted layout creates a wonderful feeling of balance and space, enhanced further by the staircase being thoughtfully positioned towards the rear of the property.

To the front, a magnificent formal reception room is bathed in natural light from an elegant curved bay window. Opposite, the formal dining room flows beautifully into an additional reception room centred around a charming multi-fuel log burner, offering warmth and atmosphere in abundance. Bespoke, bi-folding wooden doors provide flexibility between the spaces, allowing for either open-plan entertaining or more intimate separation. Beyond, a bright conservatory enjoys delightful views across the mature rear garden, effortlessly blending indoor and outdoor living.

The kitchen is fitted with classic shaker-style cabinetry complemented by contrasting dark work surfaces and generous storage throughout. A ground floor cloakroom completes the accommodation on this level.

Ascending to the first floor, a truly stunning original stained-glass window floods the tiered landing and hallway with natural light, creating a dramatic and elegant focal point. There are four beautifully proportioned double bedrooms, each enriched with original fireplaces and fitted wardrobes. A fully tiled family bathroom serves the upper floor, while a spacious cellar provides valuable additional storage.

While already an exceptional family home, the property also offers exciting potential for further enlargement, subject to the usual permissions, with neighbouring homes having successfully extended the ground floor.

The established rear garden is a private and tranquil retreat, backing onto woodland and enveloped by mature greenery. A delightful combination of lawn, patio areas, established shrubs and planting creates a wonderfully picturesque setting, complemented by both a shed and fully insulated summer house with water and electricity.

EPC Rating: D55
Council Tax Band: F
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
16'8" x 11'10"

Dining Room
18'1" x 11'6"

Conservatory
22'4" x 12'6"

Kitchen
8'4" x 17'1"

Bedroom
16'5" x 16'5"

Bedroom
13'5" x 12'6"

Bedroom
11'6" x 10'10"

Bedroom
8'6" x 10'10"