



CHURCHILL
estates



Victory Road, London

£425,000

Tenure : Leasehold

Floor Area : 728.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are delighted to present this spacious one double bedroom mezzanine apartment, offered to the market on a chain free basis.

Recently decorated, the apartment offers a generous entrance hall leading into a bright and airy open plan living area providing an ideal space for both relaxation and entertaining. Unusually for this block, the lounge benefits from a rare dual aspect with windows on both exterior walls, while the separate fitted kitchen also enjoys its own window, ensuring an abundance of natural light throughout. The generous bathroom with shower is sleek and modern, and the standout feature of this property is the unique mezzanine level, which includes a double bedroom and a dressing area with built in wardrobes

The flat is conveniently positioned as the first apartment you reach from the grand communal entrance hall, making for a short and easy walk from the front door.

The apartment is situated in a charming Victorian building dating back to the 1860s and retains a wealth of period features including ornate brickwork, high ceilings, arched windows and the iconic clock tower that was once part of the former Wanstead Hospital. The property exudes character and offers a perfect blend of modern convenience and historic charm.

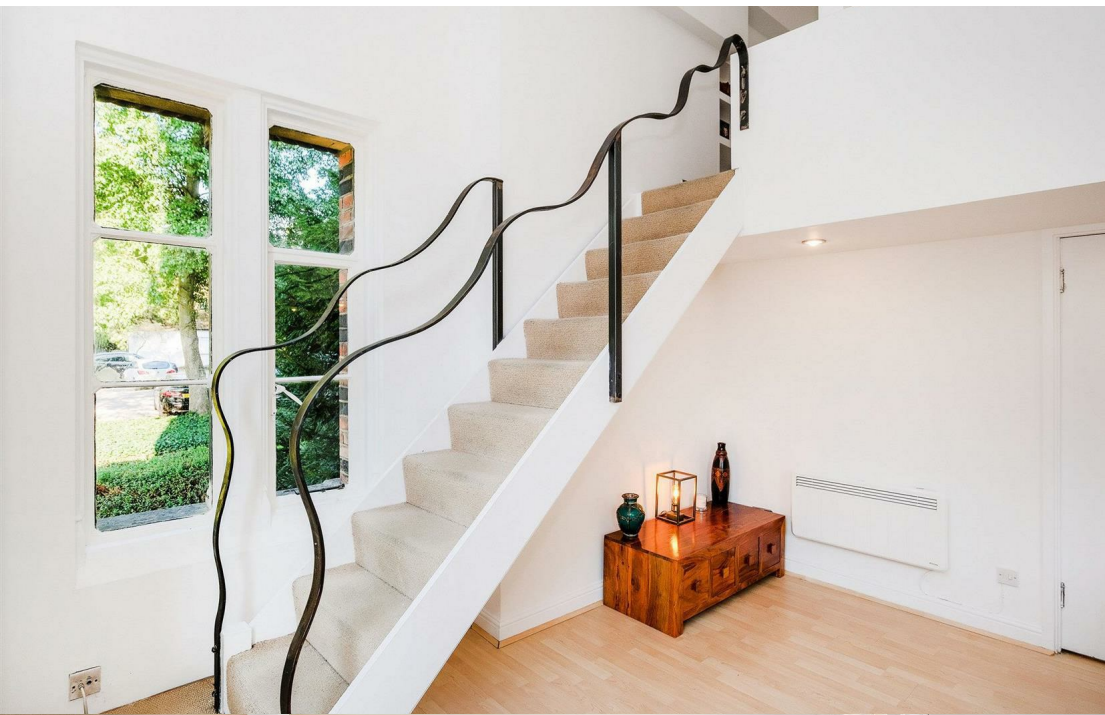
Additional benefits include a recently extended lease with 160 years remaining, an entry phone system, allocated off-street parking, a large communal storage cupboard/bike storage area, well maintained communal gardens and the distinctive charm of its original features.

The apartment is located just a short walk from Wanstead High Street, with Snaresbrook Station (0.3 miles), South Woodford Station (0.5 miles) and Wanstead Station (0.6 miles) all within easy reach, offering excellent transport links for commuters. For families, the apartment is conveniently located near several well regarded schools including Wanstead Church School (0.3 miles), St Joseph's Catholic Primary School (0.6 miles) and Wanstead High School (0.7 miles).

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



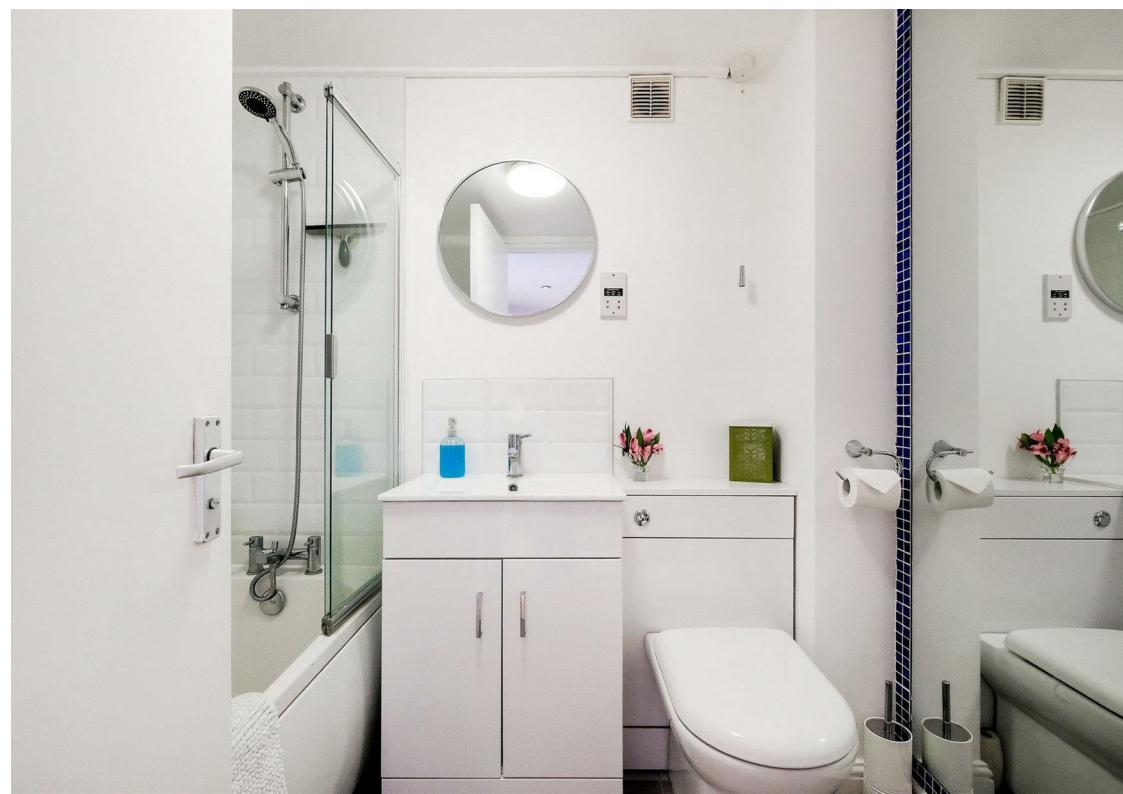
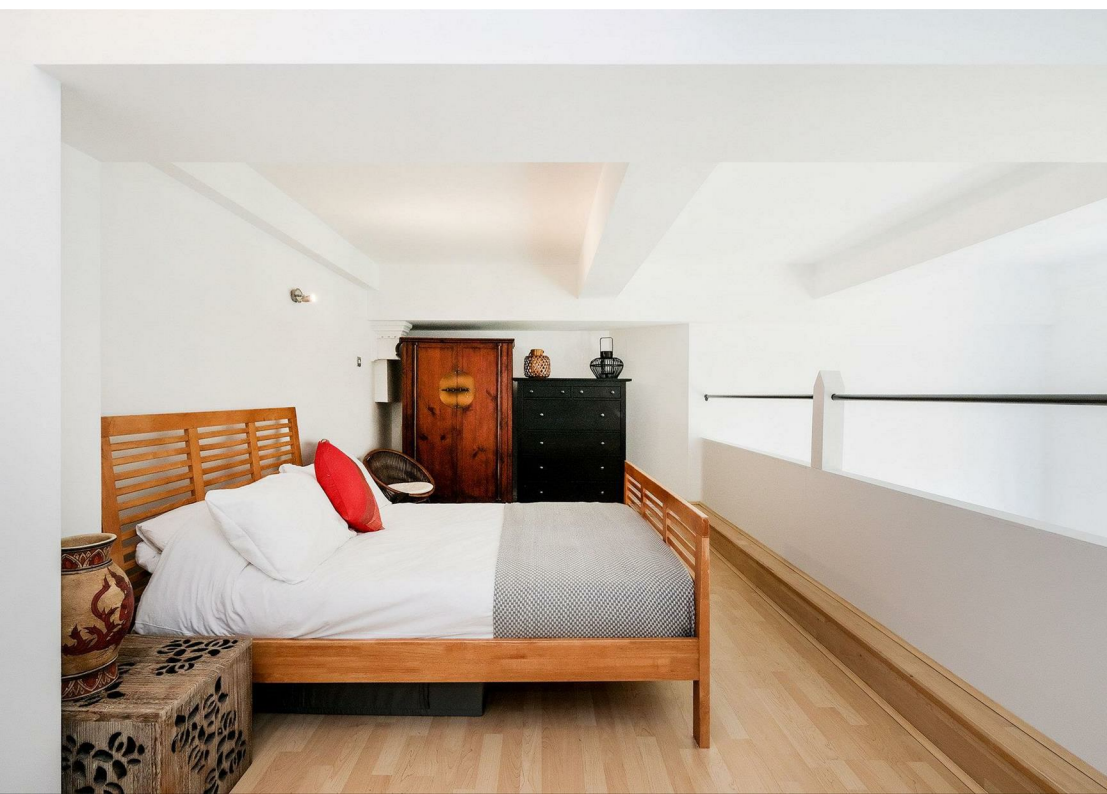




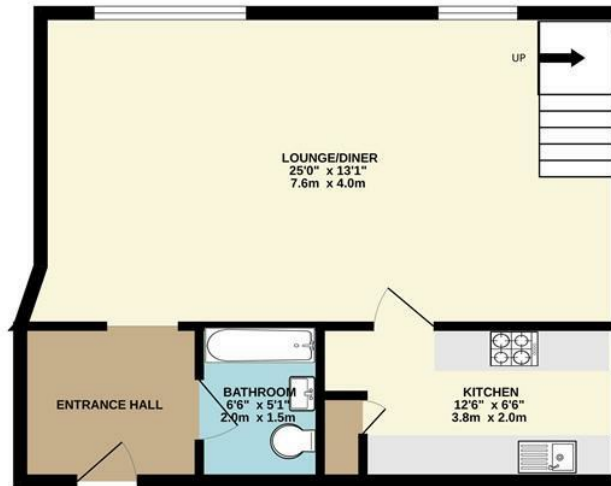
- Spacious mezzanine ground floor apartment
- Set within a striking Victorian building (c.1860s)
- Distinctive clock tower forming part of the former Wanstead Hospital
- Separate fitted kitchen
- Eye catching mezzanine level with double bedroom, dressing area & built in wardrobes

- Offered on a chain free basis
- Impressive architecture with ornate brickwork, arched windows & high ceilings
- Bright open plan living area with recently redecorated interiors
- Large communal storage cupboard/bike storage area
- Allocated off street parking, entry phone system & well maintained communal grounds

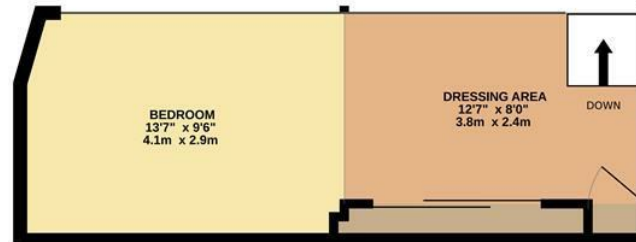




GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



MEZZANINE
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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