



Guide Price
£950,000

Freehold

4x  1x  2x 

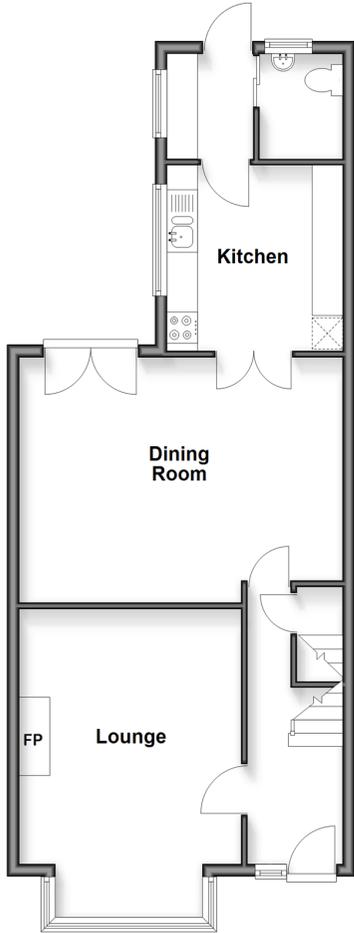
**St. Margaret's Road,
Wanstead, E12**

OVER 60?

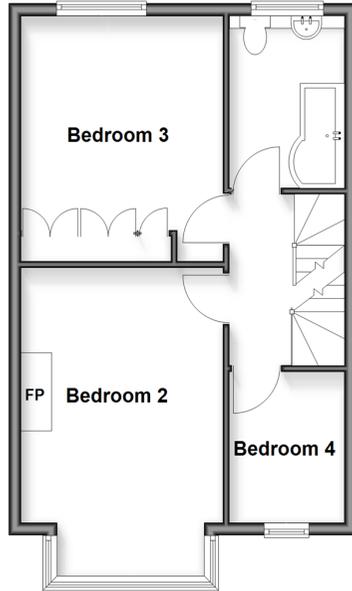
Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards

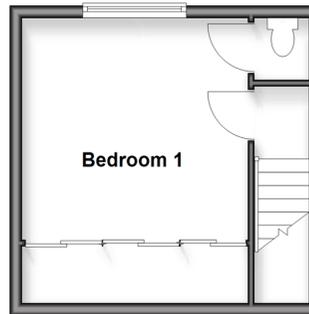
Ground Floor
Approx. 58.9 sq. metres (633.6 sq. feet)



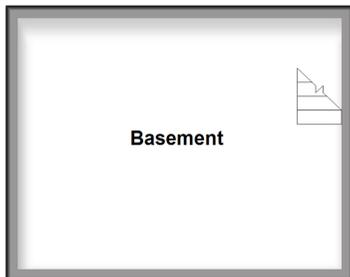
First Floor
Approx. 44.9 sq. metres (483.6 sq. feet)



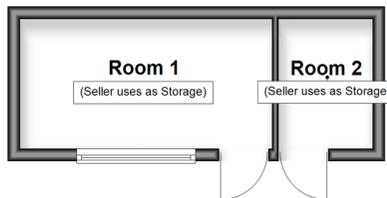
Second Floor
Approx. 21.5 sq. metres (231.0 sq. feet)



Basement
Approx. 21.2 sq. metres (228.6 sq. feet)



Outbuilding
Approx. 12.0 sq. metres (129.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 16'4 x 11'3 into bay (4.98m x 3.43m)
Dining Room: 17'3 x 13'0 (5.26m x 3.97m)
Kitchen: 9'9 x 9'8 (2.97m x 2.95m)
Utility Room: 6'2 x 5'2 (1.88m x 1.58m)
Cloakroom

BASEMENT

Basement : 16'0 x 5'1 (4.88m x 1.55m)

FIRST FLOOR

Landing
Bedroom 2: 16'3 x 10'5 (4.96m x 3.18m)
Bedroom 3: 13'0 x 10'8 up to fitted wardrobes (3.97m x 3.25m)
Bedroom 4: 8'0 x 6'1 (2.44m x 1.86m)
Bathroom

SECOND FLOOR

Bedroom 1: 14'9 x 12'9 (4.50m x 3.89m)
Separate Toilet

OUTBUILDING

Room 1 : 13'8 x 6'6 (4.17m x 1.98m)
Room 2 : 6'6 x 5'11 (1.98m x 1.80m)

OUTSIDE

Front Garden
Rear Garden



Main features

- A beautiful Edwardian house arranged over four floors
- Large lounge and dining room
- Basement and outbuilding
- Within the Aldersbrook Conservation Area
- 0.9 miles from Manor Park station
- Within close proximity to the scenic Wanstead flats.



Nearest Schools

Primary Schools: Aldersbrook Primary 0.1 miles, Godwin Junior School 0.7 miles, Highlands Primary 0.8 miles

Secondary Schools: Wanstead High School 0.9 miles, Forest Gate Community School 1.0 miles



Transport Information

Train Stations: Manor Park 0.8 miles, Wanstead Park 0.9 miles, Woodgrange Park 0.9 miles

Underground Wanstead 0.9 miles, Redbridge 1.0 miles, Leytonstone 1.3 miles



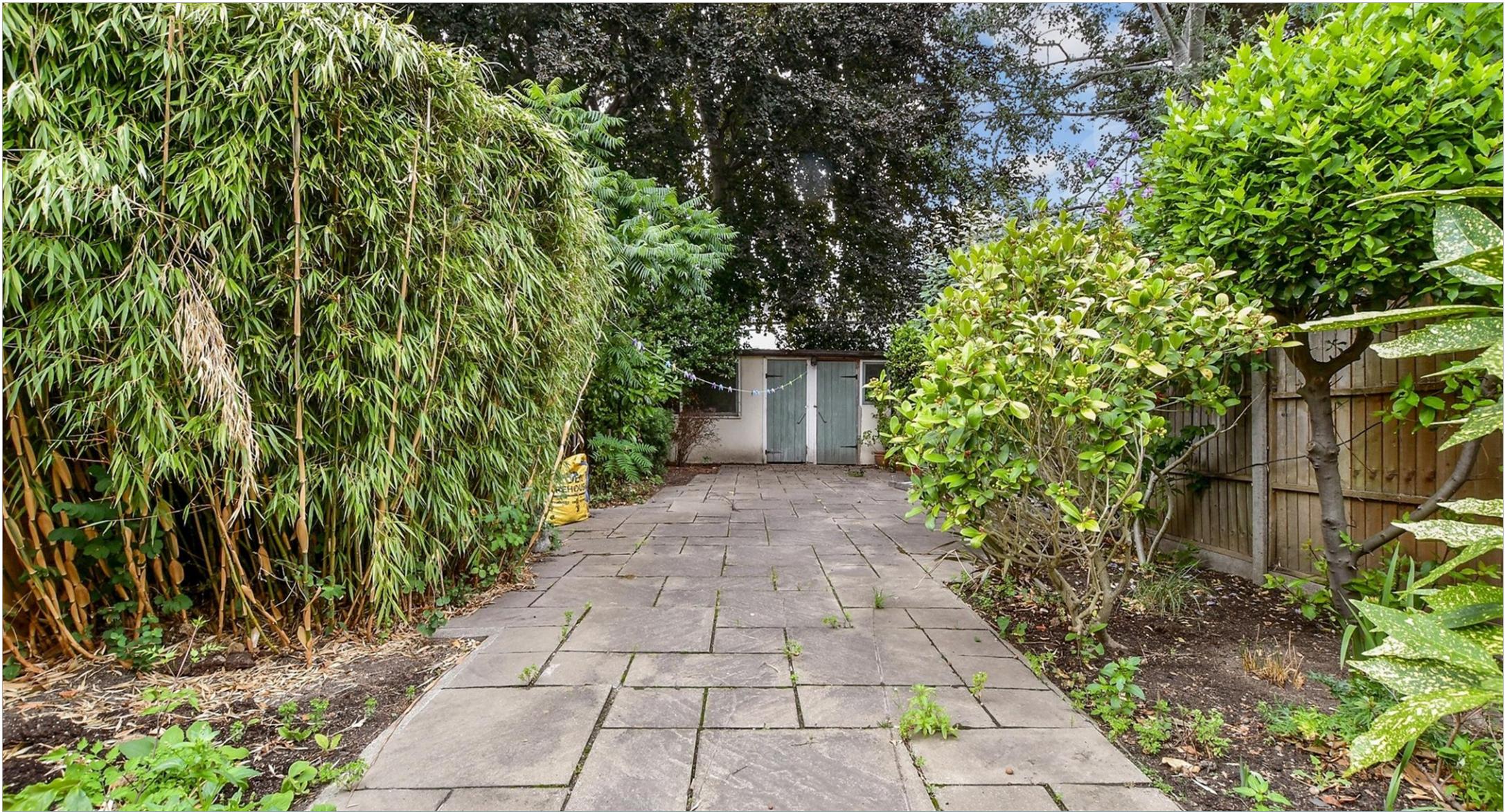
Address

St. Margaret's Road, Wanstead, E12



Directions

For directions to this property please contact us.



Call Woodford Green Branch 020 8505 6343 ■ douglasallen.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING Lightbulb icon 4 bars (3 full, 1 empty)	CURRENT: E(50)	POTENTIAL: D(66)
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