



Reception Room
14'11" x 10'2"

Kitchen
8'6" x 7'10"

Bathroom

Bedroom
14'11" x 10'4"

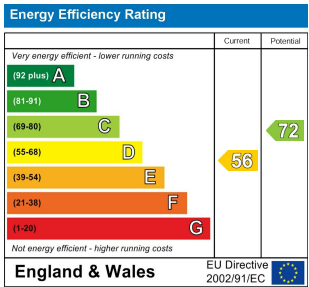
Loft Bedroom
14'9" x 13'2"

Eaves Storage

Eaves Storage

Total Area (Excluding Eaves Storage): 66.2 m² ... 713 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



MANSFIELD ROAD, WANSTEAD

Offers In Excess Of £425,000 Share of Freehold
1 Bed Flat



Features:

- Victorian Conversion
- One Bedroom
- Additional Loft Room
- First Floor
- Potential to Extend Further
- Moments from Wanstead Tube Station
- A Short Walk to Wanstead Park
- Full of Character
- Well Presented
- Close to Wanstead High Street

A characterful one bedroom Victorian conversion in the heart of Wanstead, with an additional loft room and plenty of personality across its two levels. Wanstead High Street, the Central line and the open greenery of Wanstead Park are all close by, putting some of the neighbourhood's best-loved spots within easy reach.

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IF YOU LIVED HERE...

From your own ground floor entrance, stairs lead up to the first floor, where original floorboards and a warm, individual approach to colour give the flat its character. The reception room is a particularly inviting space, with soft pink walls, a fireplace and plenty of room to relax, dine or work from home. The separate kitchen sits just beyond, fitted with white cabinetry, dark worktops and classic metro tiling, while the bathroom has a bath with shower above. At the front, the generous double bedroom is wonderfully bright thanks to a pair of sash windows, with deep olive walls, stripped floorboards and original detailing adding plenty of warmth.

A further staircase rises directly from the reception to the additional loft room, a brilliantly useful space with rooflights, exposed brickwork and eaves storage on both sides. Currently used as an extra sleeping and play space, it brings real flexibility to the home, while there's also potential to extend further. Throughout, the flat feels well presented without losing the

details that make a Victorian conversion so appealing, from its timber floors and sash windows to the more playful interior choices. The floorplan places the main accommodation across the first floor, with the additional room and storage above.

WHAT ELSE...?

Wanstead High Street is close by, with local favourites including Provender, Bare Brew and La Bakerie, alongside independent shops, cafés, pubs and restaurants. Wanstead Park is within easy walking distance, opening up acres of greenery, woodland and waterside walks, with Epping Forest adding even more open space nearby. Wanstead Underground Station is moments away, giving you easy access to the Central line for journeys into the City and across central London.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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