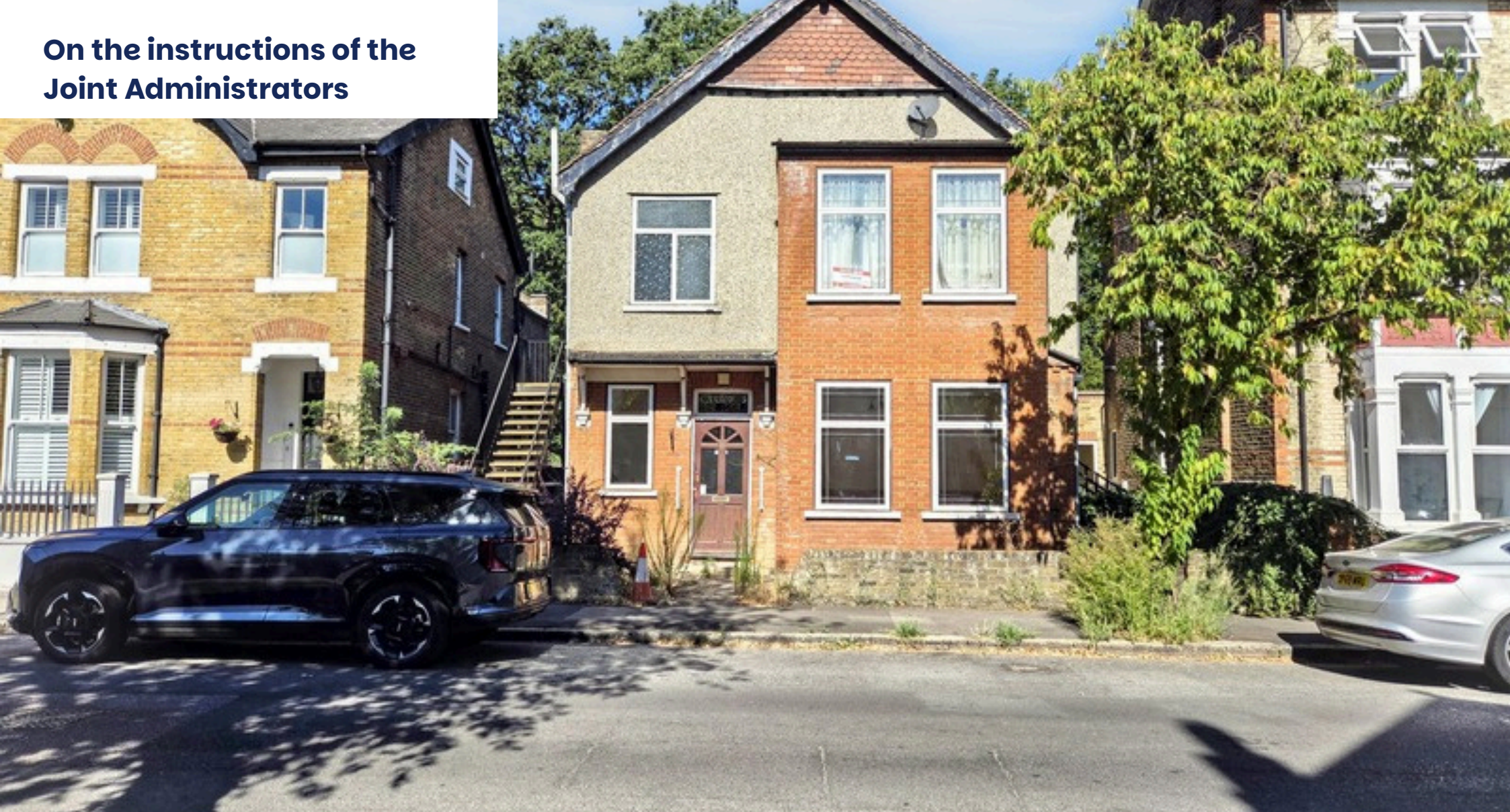


**On the instructions of the
Joint Administrators**



Online Auction

Thursday 10th September 2026



**16 Sylvan Road,
Wanstead, London, E11 1QN**

SW

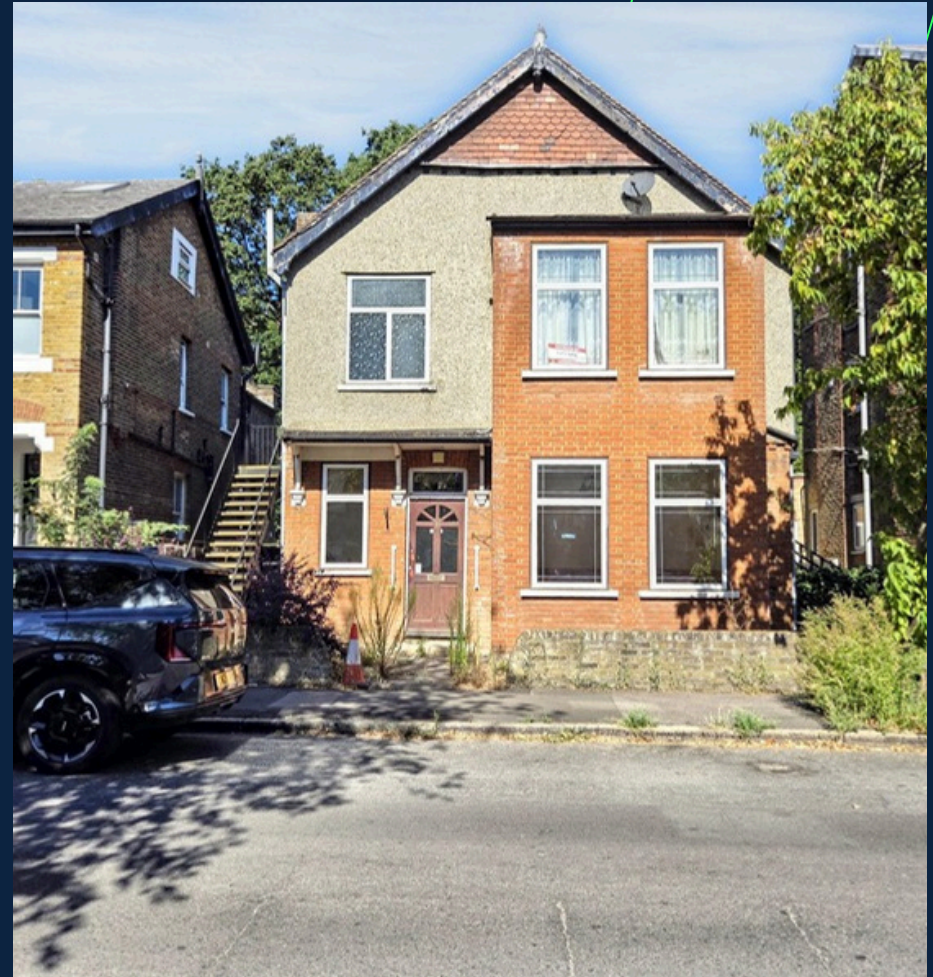
Sanderson
Weatherall

Freehold former care home of approximately 159.71 sq m (1,719 sq ft) with potential for conversion to residential.
Vacant possession

- Guide Price: £550,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Administrators
- ▶ Freehold former care home
- ▶ Potential for conversion to residential, subject to consents
- ▶ 159.71 sq m (1,719 sq ft)
- ▶ Vacant possession



Description

The property comprises a detached two storey former care home of approximately 159.71 sq m (1,719 sq ft), of traditional brick construction beneath a pitched tiled roof.

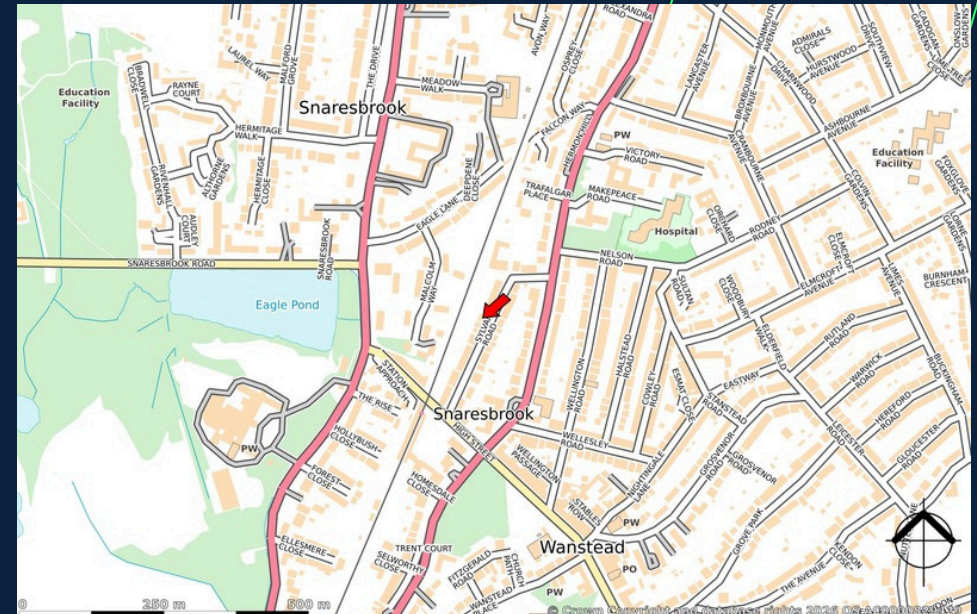
The ground floor hallway provides access to all rooms. There is a front reception room, previously used as a day room/lounge and rear room with wash basin and basic ensuite which would have been used as a bedroom. There is a kitchen, utility room, small office, conservatory and a WC. The first floor is arranged as three bedrooms and an additional lockable staff room. There is a bathroom/WC and a separate WC. There is also a cellar.

The property is in a dated condition and requires refurbishment or would suit a change of use to residential subject to consents.

Location

Wanstead is located 4 miles north-east of Stratford, 2 miles east of Walthamstow, 4 miles south of Chingford and 10 miles north-east of central London. The area is well served with transport routes including the North Circular Road (A406), Eastern Avenue (A12), M11 motorway as well as London Underground services (Central Line) at Snaresbrook and Wanstead stations. A range of bars, cafes and local shopping amenities can be found along High Street, whilst recreational pursuits at Leyton Flats and Wanstead Park are both close by.

The property is situated on the west side of Sylvan Road, a residential area that runs northwards from High Street to Hermon Hill.



Accommodation

Address	Floor	Sq M	Sq Ft
16 Sylvan Road	Ground	80.29	864
	First	79.41	855
	Conservatory	14.50	156
	Cellar (estimate)	46.11	496
Total		159,71	1,719

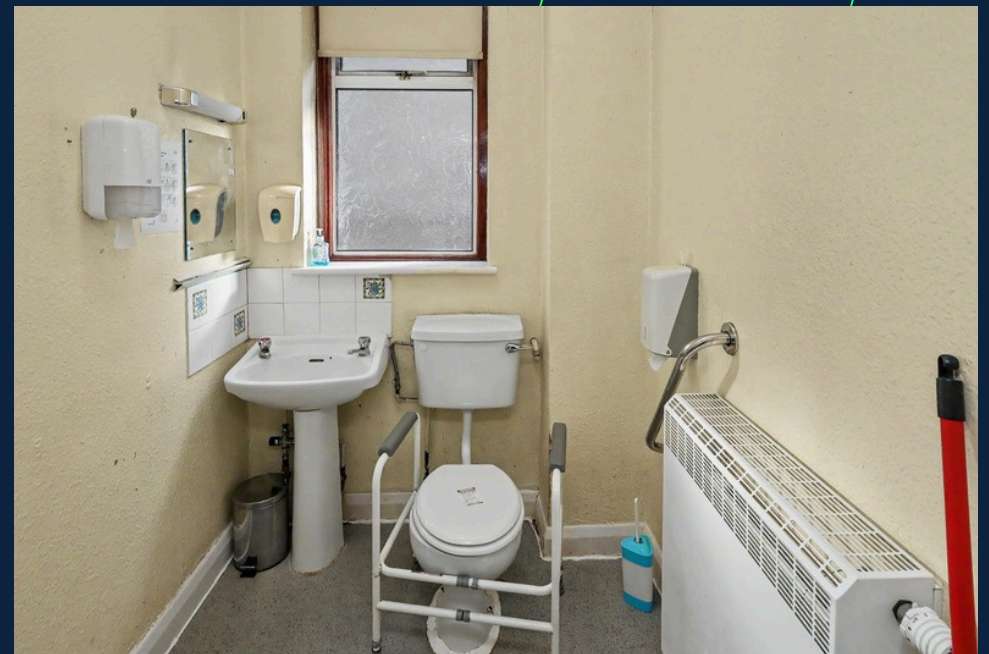
The total floor area stated above does not include the conservatory or the cellar.

Planning

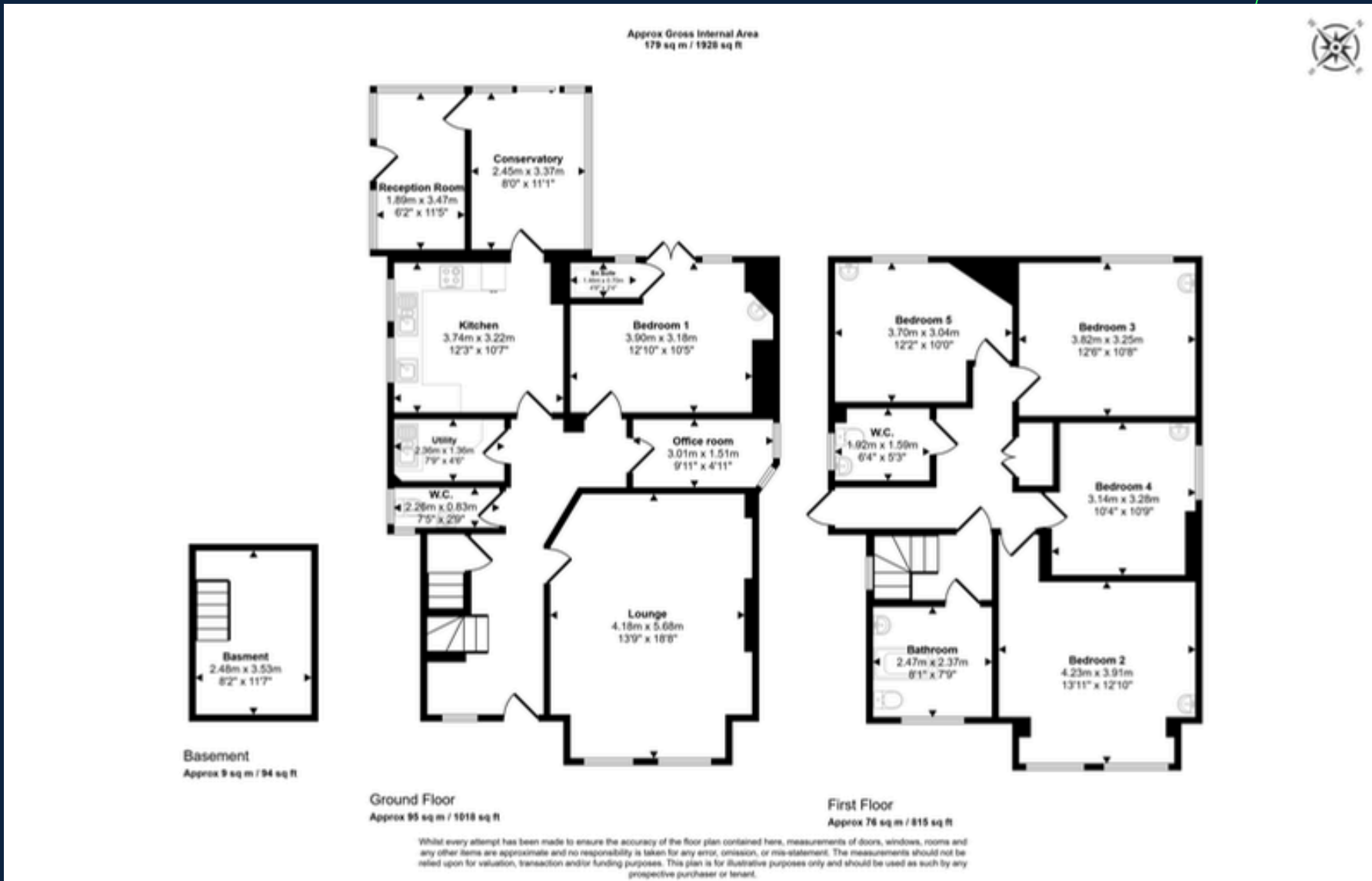
Local Planning Authority – London Borough of Redbridge (020 85545000) www.redbridge.gov.uk







Floor Plans



Guide Price

£550,000

Tenure

Freehold

EPC

Awaiting

VAT

Refer to the legal pack

Sanderson
Weatherall**Contact: 020 7851 2100**Website: www.swpropertyauctions.co.uk**Seller's Solicitor**

Womble Bond Dickinson LLP

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Dated - 13/08/2026