

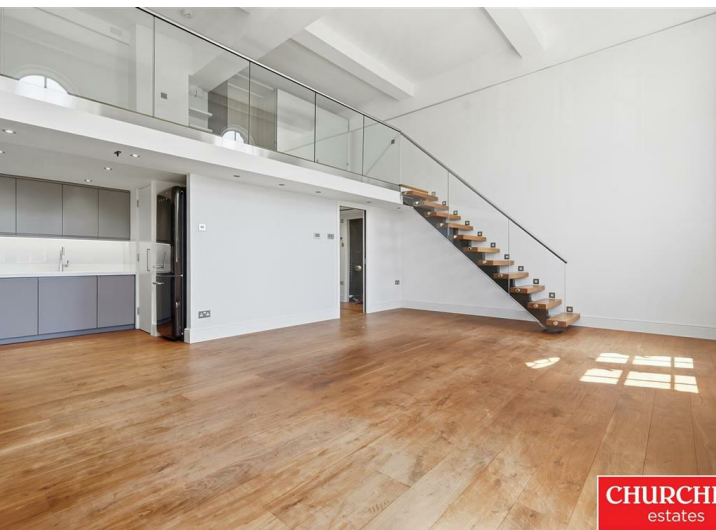




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Victory Road, Wanstead

£415,000

Tenure : Leasehold

Floor Area : 719.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 1

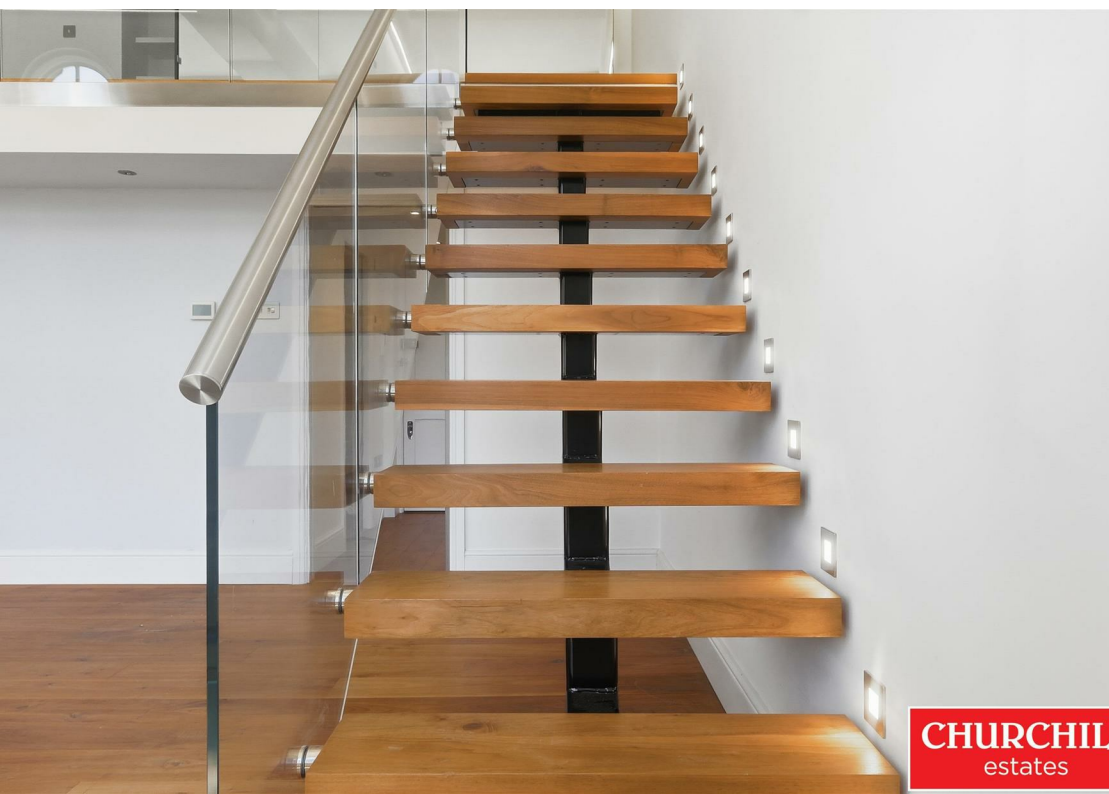
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Churchill Estates are delighted to present this exceptional one bedroom mezzanine apartment offered to the market with no onward chain, occupying a prime position within the Clock Court development.

Set within the striking former Wanstead Hospital a magnificent Victorian building dating back to the 1860s this unique home effortlessly combines contemporary living with an abundance of period character. From its ornate brickwork and elegant arched windows to its impressive ceiling heights and landmark clock tower. Clock Court is one of Wanstead's most recognisable and sought-after developments.

Recently redecorated throughout the apartment offers well proportioned and versatile accommodation. A welcoming entrance hall leads into a bright and spacious open plan living and dining area, creating an ideal setting for both everyday living and entertaining. The separate contemporary fitted kitchen benefits from ample base and wall units with integrated appliances.

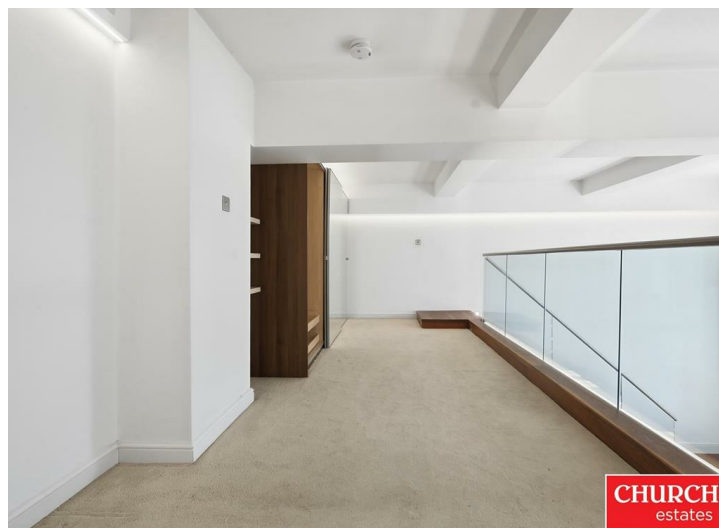
The modern bathroom has been stylishly appointed and offers a modern suite with shower facilities. Overlooking the living space, the impressive mezzanine level provides a generous double bedroom creating a distinctive and characterful layout that makes excellent use of the apartment's exceptional ceiling heights.

Further benefits include a long lease with approximately 159 years remaining, allocated off street parking, a secure entry phone system and beautifully maintained communal grounds that complement the grandeur of this historic conversion.

Ideally situated the apartment is just a short stroll from the vibrant amenities of Wanstead High Street where an excellent selection of independent cafes, restaurants, boutiques and everyday conveniences can be found. Excellent transport links are available via Snaresbrook Station (0.3 miles), South Woodford Station (0.5 miles) and Wanstead Station (0.6 miles) all providing direct access to Central London via the Central Line. The property is also well placed for several highly regarded local schools, including Wanstead Church School (0.5 miles) and Wanstead High School (1.2 miles), making it an attractive choice for a wide range of purchasers.

This is a rare opportunity to acquire a beautifully presented apartment within one of Wanstead's most distinctive and historic landmark buildings.

For further information or to arrange a viewing, please contact Churchill Estates at your earliest convenience.







- Unique mezzanine apartment occupying the first floor of an impressive Victorian building (c.1860s)
- One spacious double bedroom
- Home to the distinctive clock tower once part of the historic former Wanstead Hospital
- Modern kitchen with integrated appliances
- Long lease in excess of 159 years
- Offered on a chain free basis
- Enhanced by soaring ceilings, arched windows and decorative brickwork
- Generous open-plan living and dining space, recently refreshed with tasteful decor
- Allocated off street parking
- Close proximity to both Snaresbrook Central Line Station (0.4 miles) & Wanstead High Street

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First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Split Level First Floor

Approx. 18.8 sq. metres (202.6 sq. feet)



Total area: approx. 66.9 sq. metres (719.6 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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Clock Court

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