



## Selsdon Road, Wanstead

£1,250,000 Freehold

- Six bedroom Victorian home
- Potential to further extend (STPC)
- Arranged over three floors
- Complete modernisation required
- Chain free
- 2,918 Square foot of accommodation (3,062 including restricted head height)
- Large, South/Westerly rear garden.
- An abundance of original features
- 0.4 miles to Wanstead High Street and Station

**\*SOLD BY PETTY SON & PRESTWICH\* Petty Son and Prestwich are delighted to offer for sale this unique six bedroom link detached Victorian home, which is set over three generous storeys, bursting with original features and offering a large South/Westerly rear garden.**

\*SOLD BY PETTY SON & PRESTWICH\* Positioned on Selsdon Road, a no-through road just 0.4 miles from Wanstead Station and High Street, sits this stunning and substantial Victorian home offering 2,918 square foot of accommodation, with off street parking, large garden and basement.

Externally, the property's elevated position, ornate brick work, imposing intricate mouldings, large bay windows and stunning porch accompanied with the original front door gives the home an imposing presence. The property does require complete refurbishment, however if you are looking for a home that retains all the original features, oozes character and underlines the reason why Victorian homes are known for their grandeur and charm, then this home is for you!

Inside you will discover large rooms, high ceilings and many of the rooms featuring fireplaces, sash windows, exposed floorboards, and stunning ornate cornicing and ceiling roses. The furnishable entrance hallway immediately sets the tone of grandeur, with the original stained glass front door streaming coloured light down on the floor and the beautifully carved original balustrade running up the staircase to all three floors.

The ground floor accommodation is comprised of two formal reception rooms, a kitchen/diner, and a rear lobby. There is also access to the large basement and two large storage cupboards. The first floor consists of a family bathroom and four bedrooms, in which one of the bedrooms has previously been used as a kitchen. The third floor provides two more bedrooms via a tiered furnishable landing featuring an attractive sky light and access to a walk-in eaves space.

Externally you will find off road parking and a large rear garden enjoying a favourable South/Westerly aspect.

EPC Rating: E49  
Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room  
17'3" x 15'10"

Reception Room  
14'11" x 13'5"

Dining Room/Kitchen  
13'10" x 13'3"

Kitchen  
14'2" x 8'0"

## Selsdon Road

Approx. Total Internal Area 3062 Sq Ft - 284.47 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 2918 Sq Ft - 271.09 Sq M  
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.