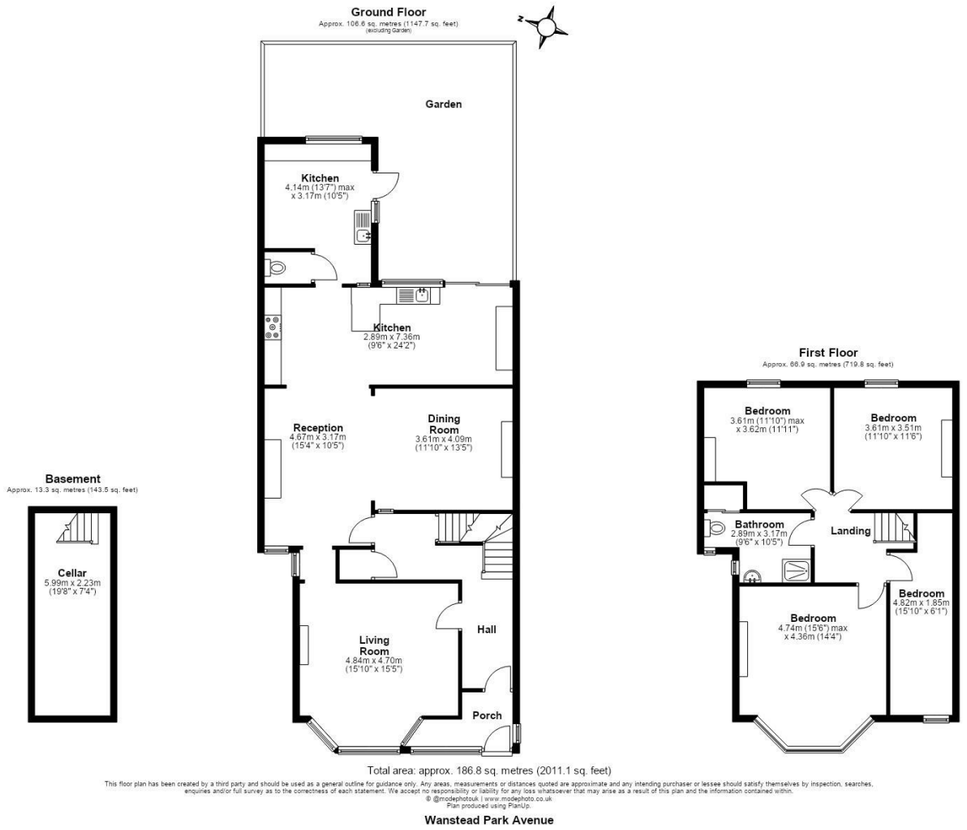





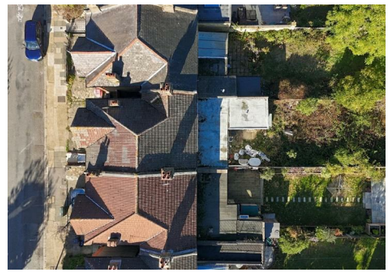



Wanstead Park Avenue, Aldersbrook

Offers In Excess Of £1,000,000 Freehold

- Four bedroom Edwardian house
- Complete refurbishment required
- Cellar
- Chain free
- Sought after location
- Large garden
- 0.8 miles to Manor Park Station

11 Woodbine Place, Wanstead, London, E11 2RH
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Wanstead Park Avenue, Aldersbrook

Rarely does an opportunity arise to acquire a home offering such incredible space and potential in one of Aldersbrook's most sought-after locations.

4 | 1 | 2 | E | Council Tax Band: F







Petty Son & Prestwich are delighted to present this substantial four-bedroom Edwardian family home, occupying a particularly enviable position on prestigious Wanstead Park Avenue. The location is quite simply exceptional. Aldersbrook Primary School, rated Outstanding by Ofsted, is just 0.4 miles away, while the beautiful open expanses of Wanstead Flats are moments from the doorstep.

Offering miles of scenic walking and cycling routes stretching towards Forest Gate and Leytonstone, with glimpses of the Canary Wharf skyline beyond, this is a wonderful setting for enjoying the outdoors. Equally close is the magnificent Wanstead Park, renowned for its ancient woodland, picturesque lakes and historic landmarks, including The Temple and The Grotto. For commuters, Manor Park Station is approximately 0.8 miles away, providing convenient access to the Elizabeth Line.

From the outset, the home retains much of its original Edwardian charm, with attractive brickwork, elegant bay windows and an ornate entrance porch creating an impressive first impression. A particularly valuable feature is the private driveway, an increasingly rare asset within the Aldersbrook Conservation Area. Internally, the generous accommodation begins with a substantial formal reception room to the front, beautifully enhanced by an impressive bay window. The L-shaped hallway creates a wonderful sense of space and leads through to an exceptionally large open-plan living area, offering fantastic scope to create a spectacular kitchen, dining and family space. There is also the exciting possibility of extending further to the rear, subject to the necessary planning permissions. A large cellar completes the ground floor accommodation.

On the first floor, a spacious square landing provides access to four well-proportioned bedrooms and a family shower room. Further potential exists to extend into the loft, subject to planning permission, creating an impressive principal suite.

To the rear, the property enjoys a particularly special feature: a generous garden backing directly onto City of London Cemetery. With its established trees and beautiful green outlook, this is a wonderfully tranquil setting, offering a sense of privacy and a picturesque backdrop rarely found so close to central London.

EPC Rating: E39
Council Tax Band: F
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception room
15'11" x 15'5"

Dining Room
11'10" x 13'5"

Kitchen
9'6" x 24'2"

Bedroom
15'7" x 14'4"

Bedroom
11'10" x 11'11"

Bedroom
11'10" x 11'6"

Bedroom
15'10" x 6'1"