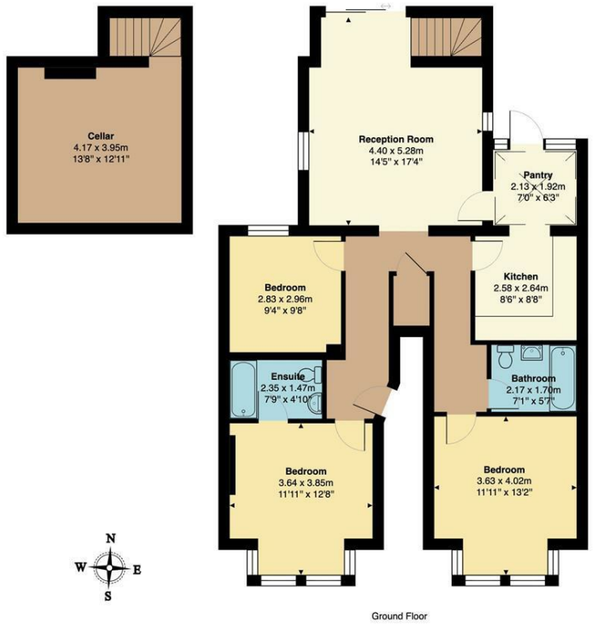


Ground Floor

Total Area: 93.5 m² ... 1007 ft² excluding cellar / 112.3 sqm ... 1209 sqft including cellar

All measurements are approximate and for display purposes only

Reception Room
14'5" x 17'3"

Kitchen
8'5" x 8'7"

Pantry
6'11" x 6'3"

Bedroom
11'10" x 13'2"

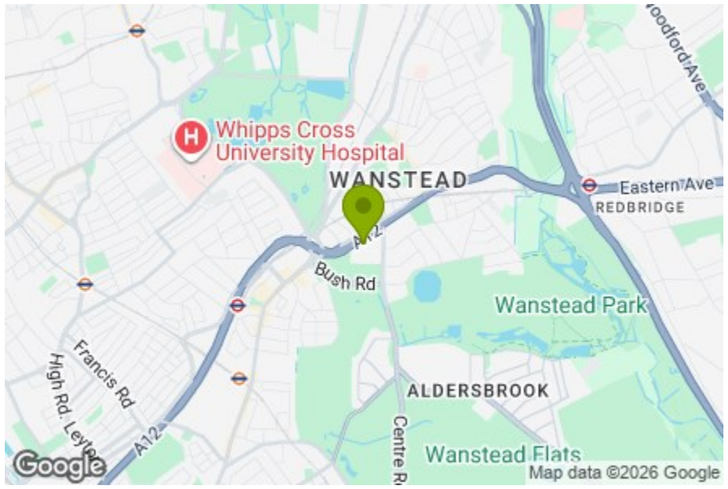
Bedroom
11'11" x 12'7"

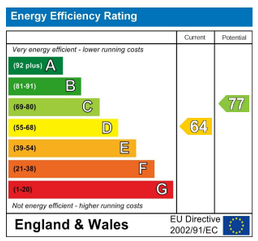
Bedroom
9'3" x 9'8"

Bathroom
7'1" x 5'6"

Ensuite Bathroom
7'8" x 4'9"

Cellar
13'8" x 12'11"





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SELSDON ROAD, LONDON

Offers In Excess Of £575,000 Share of Freehold

3 Bed Flat

Features:

- Ground Floor Victorian Conversion
- Driveway
- Three Bedrooms
- Close to Wanstead Station
- Side Access
- Basement
- Shared Garden with Private Access
- Close to Wanstead Park

A well-proportioned three bedroom ground floor Victorian conversion with a share of freehold, set in the heart of Wanstead. Offering generous living space, a rear garden and a sizeable cellar, this is a home with a calm, welcoming feel throughout. Wanstead High Street, local green spaces and Central line connections are all within easy reach, giving you a lovely balance of convenience and neighbourhood charm.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

The reception room would quickly become the heart of the home, with its generous proportions, wood flooring and soft neutral palette creating a calm, welcoming space. Glazed doors open straight out to the garden, bringing in natural light and giving the room an easy connection to the outside. There is plenty of space here for both relaxing and dining, with the layout working well for everyday life as much as hosting friends.

The kitchen sits just off the hallway and is neatly arranged with white cabinetry, dark worktops and space for appliances. A separate pantry adds excellent extra storage, keeping the practical side of the home nicely tucked away. The main bathroom is positioned nearby, finished in clean, contemporary tiling, while the cellar below offers further useful space for storage.

All three bedrooms are set away from the main living space, giving the home a peaceful and well-balanced feel. The principal bedroom has its own ensuite, while the remaining two bedrooms offer flexibility for family, guests or working from home. Outside, the rear garden has a patio and lawn, creating a private spot for morning coffee, summer lunches or a little quiet at the end of the day.

WHAT ELSE?

- Wanstead High Street is close by for independent cafés, pubs, shops, restaurants and everyday essentials.

- Wanstead Flats is within easy reach, offering wide open green space for walks, runs and weekend fresh air.

- Leytonstone and Wanstead stations are both nearby, giving Central line connections across London.



WORD FROM THE OWNER...

"We've lived in this flat for the past 10 years, and it will be incredibly hard to say goodbye to this lovely street and its wonderful people. Our neighbours have always been so friendly, welcoming, and helpful, which has made this feel truly like home. We've loved the location — with both Wanstead and Leytonstone High Streets just a short walk away, there's always been a wonderful mix of cafés, restaurants, parks, and family-friendly activities right on our doorstep. It's been the perfect place to raise a young family, with so much to explore and enjoy for both children and adults alike. This home has been the backdrop to so many special moments for our family, and we hope the next owners will love living here just as much as we have."

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