



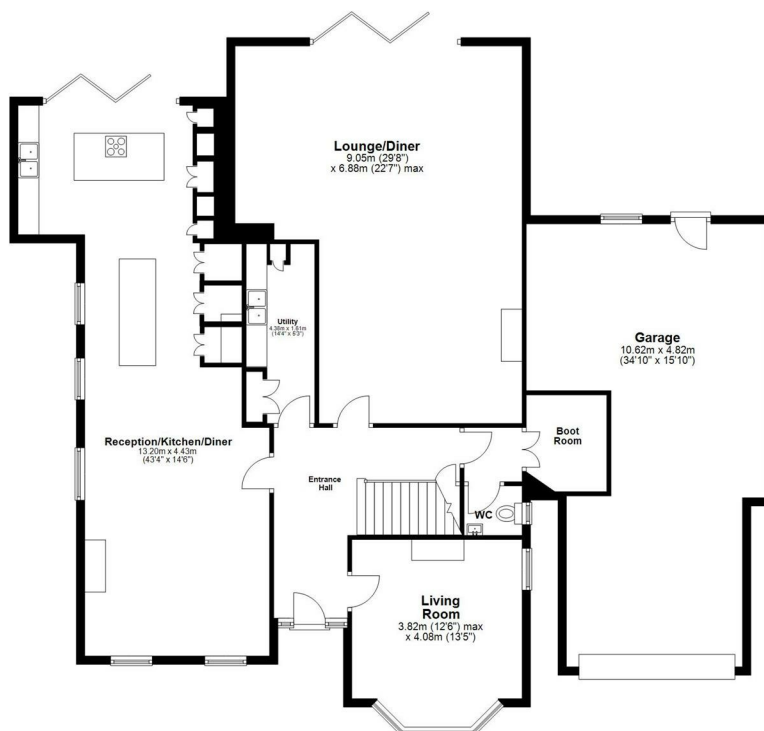
## Grafton House, St. Mary's Avenue, Wanstead

Offers In Excess Of £4,500,000 Freehold

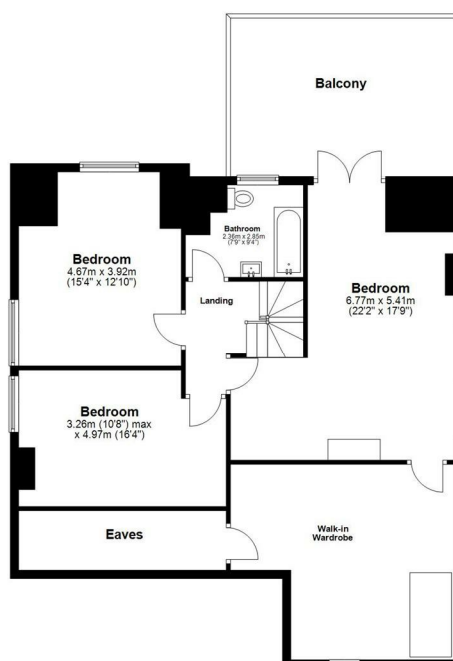
- Substantial Edwardian House
- Seven double bedrooms
- Bespoke hand crafted kitchen
- Large garden
- Prestigious address
- Three bathrooms
- Roof terrace
- 0.2 Miles to Wanstead Underground Station

*Grafton is an iconic double-fronted Edwardian residence positioned at the very heart of St. Mary's Avenue, widely regarded as Wanstead's most prestigious address. Set within a protected Conservation Area, this substantial seven double bedroom home delivers an exceptional combination of location, scale and specification, offering refined family living in one of East London's most coveted settings.*

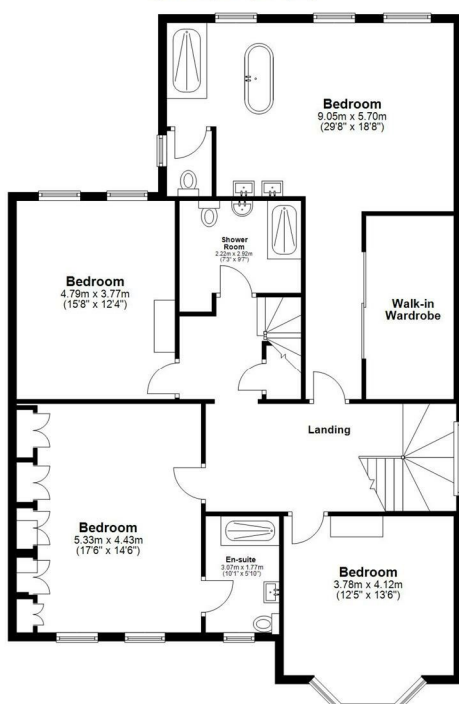
**Ground Floor**  
Approx. 211.7 sq. metres (2278.2 sq. feet)



**Second Floor**  
Approx. 107.6 sq. metres (1158.7 sq. feet)



**First Floor**  
Approx. 124.9 sq. metres (1344.2 sq. feet)



Total area: approx. 444.2 sq. metres (4781.1 sq. feet)  
**Saint Marys Avenue**