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# Victory Road, Wanstead

Guide Price £700,000

Tenure : Leasehold

Floor Area : 1059.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 2



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £700,000 - £750,000

Churchill Estates are proud to present this exceptional two bedroom split-level apartment set within a striking Grade II listed Victorian building dating back to the 1860s showcasing remarkable architectural heritage and timeless period charm.

The building itself is a fine example of historic craftsmanship distinguished by its ornate brickwork, elegant windows and impressively high ceilings all of which contribute to a truly characterful and unique living environment.

Designed in collaboration with All & Nxthing design studio the apartment has been thoughtfully designed to an exceptionally high standard, seamlessly blending historic character with sophisticated modern finishes. The ground floor is centred around a breathtaking open plan reception space where soaring ceilings and recycled abacá paper pendants float gently above and expansive windows bathe the room in natural light creating an atmosphere of volume and serenity. This impressive entertaining area flows effortlessly into a bespoke kitchen complete with a statement monolithic Calacatta Oro island in honed marble and premium integrated appliances all elegantly concealed behind finely crafted panelled cabinetry. The result is a clean, uncluttered aesthetic, further enhanced by the continuation of elegant oak herringbone parquet flooring throughout the space.

Also situated on this level, the main bedroom is a beautifully proportioned perfectly balancing comfort with understated luxury and a bespoke low level bed, detailed in herringbone parquet. Enhanced by the building's signature high ceilings and elegant proportions the room offers a wonderful sense of space and calm. Large windows invite in soft natural light highlighting the refined finishes and creating an airy ambience. There is ample space for bespoke fitted wardrobes and additional furnishings allowing for both practicality and a sense of indulgence making this an ideal private retreat within the home. The adjacent shower room is completed by a calm palette of nude-toned microcement.

The upper level reveals a stunning mezzanine, adding architectural interest and a sense of openness to the home. This floor also features a well proportioned second bedroom, a spacious walk in wardrobe providing excellent storage and a beautifully appointed modern family bathroom completing the accommodation with both practicality and elegance.

Further benefits include access to a large loft space, an allocated parking space, well maintained communal grounds and a secure entry phone system enhancing both convenience and peace of mind.

Ideally located the apartment is just a short walk from Wanstead High Street offering a vibrant selection of shops, cafes and restaurants. Excellent transport links are close by with Snaresbrook Station (0.3 miles), South Woodford Station (0.5 miles) and Wanstead Station (0.6 miles) providing easy access into Central London and beyond. The property is also well positioned for families with a number of highly regarded schools nearby including Wanstead Church School (0.3 miles), St Joseph's Catholic Primary School (0.6 miles) and Wanstead High School (0.7 miles).

This unique home offers a rare opportunity to enjoy the perfect balance of historic character and contemporary comfort in a highly sought after location.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.



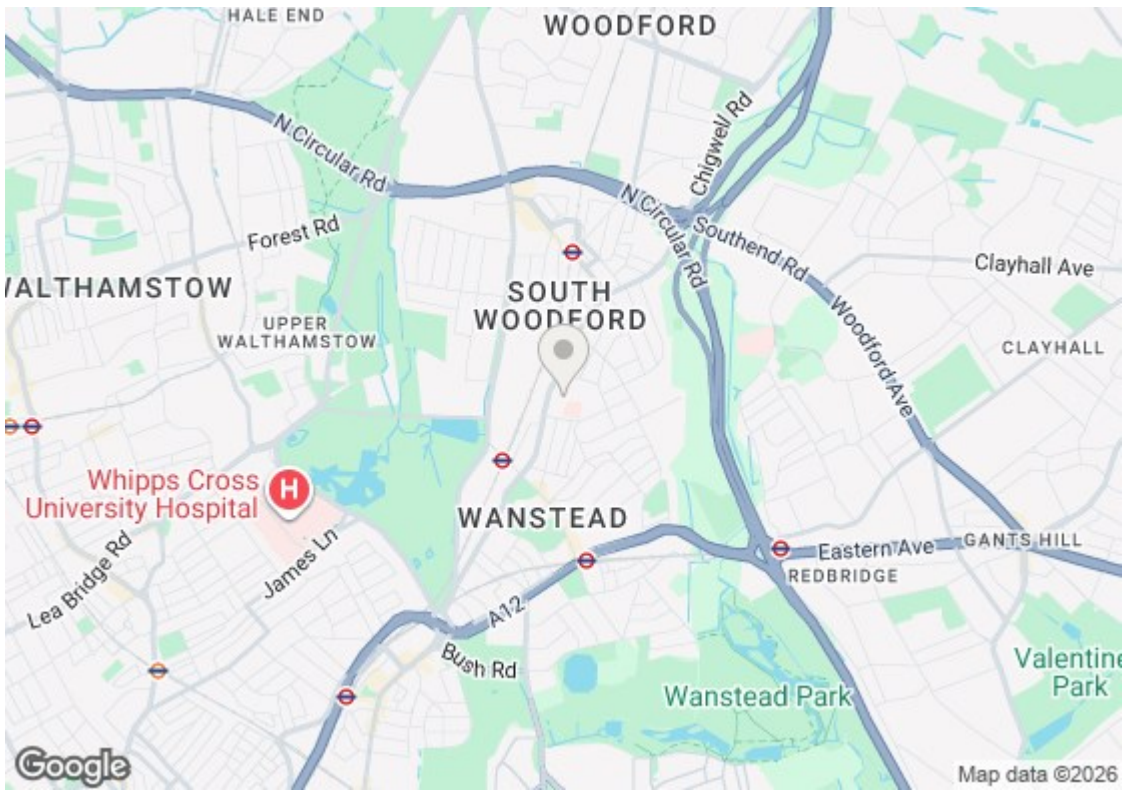
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- Guide Price £700,000 - £750,000
- Two bedroom split-level apartment
- Designed in collaboration with All & Nxthing design studio
- Generous main bedroom with understated luxury and a bespoke low level bed
- Rare mix of period character & modern living in a sought-after location
- Set within a striking grade II listed Victorian building (c.1860s)
- Stylish blend of historic charm & modern design
- Bespoke kitchen with island & integrated appliances
- Contemporary family bathroom & sleek shower room
- Allocated off street parking, entry phone system & well maintained communal grounds

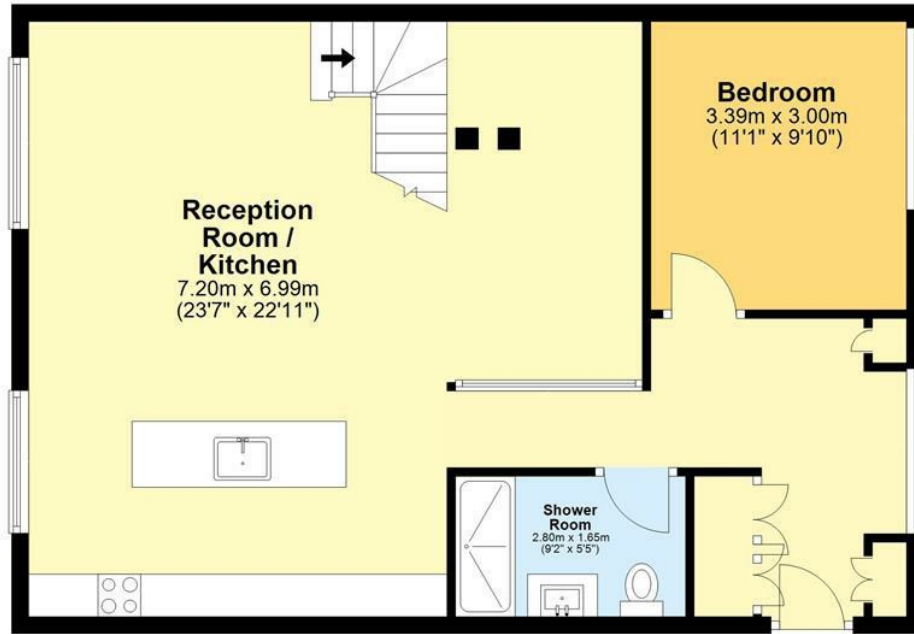
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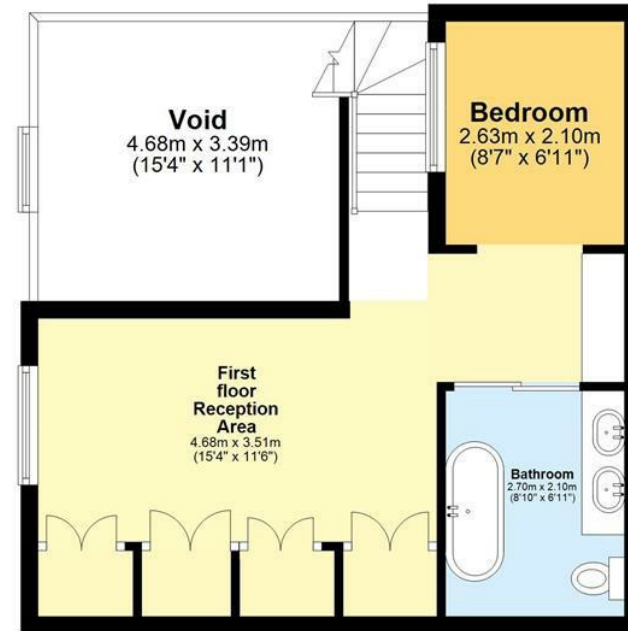
### Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)  
(excluding Shower Room)



### First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)  
(excluding Void)



Total area: approx. 98.4 sq. metres (1059.0 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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Plan produced using PlanUp.□

**Clock Court**



Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**

