



CHURCHILL
estates



Victory Road, Wanstead

£395,000

Bedrooms: 1 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 721.00 sq ft

Local Authority: Redbridge

Council Tax Band: C



- Distinctive Mezzanine Apartment
- Set Within An Impressive Victorian Building Dating Back To The 1860s
- Offered For Sale With No Onward Chain
- Generously Proportioned Double Bedroom
- Impressive High Ceilings, Elegant Arched Windows & Exposed Brickwork
- Unique Clock Tower Feature Forming Part Of The Historic Former Wanstead Hospital
- Spacious Open-Plan Reception & Dining Area With Recently Updated Décor
- Contemporary Fitted Kitchen With Integrated Appliances
- Long Lease With Over 159 Years Remaining
- Allocated Off-Street Parking Space



Churchill Estates are pleased to offer this truly individual one-bedroom mezzanine apartment, situated within a beautifully converted Victorian landmark in the heart of Wanstead. Available with no onward chain this impressive home provides a rare opportunity to enjoy modern apartment living within a building steeped in local history.

Originally constructed during the 1860s as part of the former Wanstead Hospital, this remarkable building has been thoughtfully transformed into a collection of distinctive residences. Its architectural heritage remains immediately apparent, with magnificent arched windows, decorative exposed brickwork, unusually high ceilings and the iconic clock tower all contributing to the development's unmistakable appearance.

Occupying a first-floor position the apartment has recently undergone redecoration, resulting in a fresh and inviting interior that complements the building's original features.

The accommodation begins with an entrance hallway opening into a generously proportioned reception room where the combination of impressive ceiling heights and natural light creates a wonderful sense of space. Beautiful real wood flooring adds warmth to the room, while the open-plan arrangement provides ample space for comfortable seating and a dedicated dining area, making it equally suited to relaxing or entertaining.

Positioned separately from the main reception area, the fitted kitchen offers a practical and contemporary cooking space, complete with a comprehensive range of storage cupboards, worktop surfaces and integrated appliances.

One of the property's most appealing features is its cleverly designed mezzanine floor accessed via an attractive modern staircase incorporating timber steps and glass balustrading. The elevated level accommodates a spacious double bedroom overlooking the reception room below, taking full advantage of the building's striking proportions while providing a comfortable and distinctive sleeping area.

Completing the internal accommodation is a stylishly finished bathroom, fitted with a modern suite and shower facilities.

Beyond the apartment itself residents benefit from allocated off-street parking, a secure entry phone system and access to well-kept communal grounds, which provide an attractive setting for this impressive period conversion. The property also enjoys the reassurance of a substantial remaining lease term of approximately 159 years.

Clock Court occupies an enviable position within easy reach of Wanstead High Street renowned for its welcoming village atmosphere and excellent variety of independent shops, coffee houses, restaurants and local amenities. The surrounding area also provides access to attractive green spaces, making it particularly appealing to those seeking a balance between city convenience and a more relaxed residential environment.

Commuters are exceptionally well catered for, with Snaresbrook Underground Station approximately 0.3 miles away, South Woodford Station 0.5 miles and Wanstead Station 0.6 miles. Each offers Central Line services, providing convenient connections into the City.

Families and buyers considering the area's educational facilities will also appreciate the proximity to well-regarded schools, including Wanstead Church School (0.5 miles), and Wanstead High School (1.2 miles) from the development.

Combining an extraordinary architectural setting with a thoughtfully arranged interior, this charming mezzanine apartment offers something genuinely different from a conventional one-bedroom property. Its historic surroundings, generous proportions, convenient location and allocated parking make it an exciting prospect for first-time purchasers, professionals and those seeking a unique London home.

Offered chain free early viewing is highly recommended to fully appreciate the individuality and appeal of this wonderful apartment.

To arrange an appointment or discuss the property in greater detail please contact Churchill Estates.

(Disclaimer: Some images have been AI-enhanced for illustrative purposes and may differ from their current condition)









First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Split Level First Floor

Approx. 18.8 sq. metres (202.6 sq. feet)



Total area: approx. 66.9 sq. metres (719.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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To view call **020 8989 0011**

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