



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

VICTORY ROAD, WANSTEAD

£2,000 Per Calendar Month
 2 Bed Flat



Features:

- Two Bedroom Apartment
- Set Within The Historic Great Hall In Wanstead
- Two Bathrooms
- Over 1400sq/ft Of Living Space
- Two Dressing Room / Study's
- Allocated Parking
- Built In Wardrobes
- Short Walk To Snaresbrook Central Line Station
- Desirable Location Close To Wanstead High Street

A wonderfully distinctive two bedroom apartment set within the historic Great Hall in Wanstead, offering more than 1,400 square feet of beautifully unusual living space. Arranged across a series of split levels, with a vast kitchen-diner, separate mezzanine reception, two bathrooms, two dressing room/studies, built-in wardrobes to one bedroom and allocated parking, this is a home with real presence in a much-loved pocket of E11.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Stepping inside, the sense of scale is immediate. Your entrance floor is centred around a generous kitchen-diner, where arched windows bring in soft natural light and the proportions leave plenty of room for cooking, hosting and everyday living. The layout is thoughtfully arranged, with a smart family bathroom off the hall and two separate dressing room/studies, each adding welcome flexibility for working from home, storage, reading or simply carving out a little extra room to breathe. One of these spaces also connects to an en suite, giving the apartment an easy,

well-balanced feel.

Above, the home opens out into a series of mezzanine rooms that give it a quietly dramatic character. Both bedrooms are well proportioned and have a calm, tucked-away feel, with one featuring built-in wardrobes, while the separate reception is a rare extra, offering a more secluded setting for evenings in or slower weekends at home. Altogether, it is a striking apartment with a thoughtful layout, memorable architecture and a real sense of individuality, all within one of Wanstead's most recognisable historic buildings.



WHAT ELSE?

Snaresbrook station is a short walk away, and Wanstead is particularly well connected, with both Snaresbrook and Wanstead stations on branches of the Central line. Wanstead High Street is close by for day-to-day essentials, independent shops and well-loved local spots, with the area guide highlighting places such as La Bakerie, Otto, Provender and The Duke. Green space is one of Wanstead's great luxuries, with Wanstead Flats, Epping Forest, Wanstead Park and Chalet Wood all part of the wider neighbourhood landscape. There's a strong sense of community here too, helped along by regular local events including the monthly Wanstead Farmers Market.

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Mexzanine Reception Room

15'5" x 21'8"

Kitchen/Diner

15'5" x 21'8"

Bathroom

5'8" x 7'4"

Dressing Room/Study

7'7" x 11'1"

Dressing Room/Study

10'8" x 13'1"

Ensuite

4'4" x 10'11"

Mexzanine Bedroom

15'6" x 11'1"

Mexzanine Bedroom

13'9" x 11'1"

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