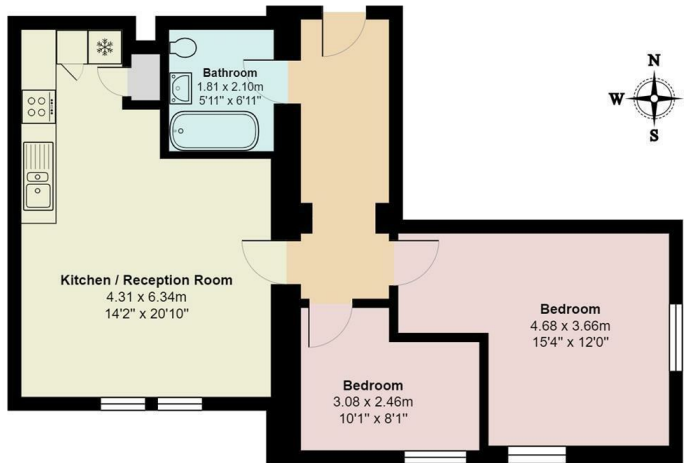




First Floor  
Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Bathroom  
5'11" x 6'10"

Kitchen/Reception Room  
14'1" x 20'9"

Bedroom  
10'1" x 8'0"

Bedroom  
15'4" x 12'0"



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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

Offers In Excess Of £500,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Apartment
- Set Within The Clock Tower Building Of The Former Wanstead Hospital
- Very Well Presented
- Full Of Character
- High Ceilings And Large Windows Throughout
- First Floor
- Spacious Open Plan Kitchen And Reception
- Allocated Parking
- Short Walk To Snaresbrook Station And Wanstead High Street

A bright and characterful two bedroom apartment set within the distinctive Clock Tower building of the former Wanstead Hospital. Positioned on the first floor and just a short walk from Snaresbrook Station and Wanstead High Street, it offers a peaceful setting with excellent access to the cafés, shops and green spaces that make Wanstead such a well loved part of East London.

**E11, E7, E12 & E15**  
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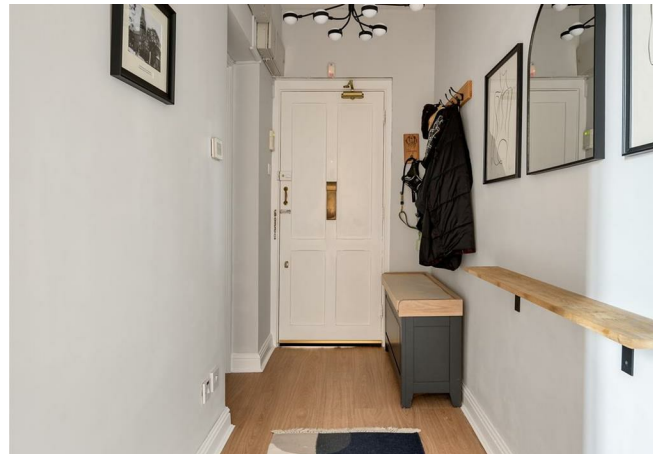
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#### IF YOU LIVED HERE...

Step inside and a long, welcoming hallway leads you through the home, giving a clear sense of the building's generous proportions. The main living space is the open plan kitchen and reception room, where high ceilings and large windows draw in plenty of natural light and create a calm, airy feel. There's ample room here for both lounging and dining, making it an easy place to spend time day to day or to host friends. The kitchen sits neatly within the space, arranged with practicality in mind while keeping the room open and sociable.

Both bedrooms sit quietly off the hallway. The principal bedroom is particularly spacious and bright, while the second bedroom offers flexibility as a guest room, workspace or additional sleeping space depending on how you choose to use it. The bathroom is simply and neatly finished with a bath and overhead shower. Throughout, the apartment is very well presented, with a neutral palette that complements the character of the building. The history of the former hospital is still evident in the architecture,

from the tall ceilings to the generous windows, giving the home a sense of character that's hard to replicate in more modern developments. Allocated parking adds a practical finishing touch to everyday living here.

#### WHAT ELSE?

Snaresbrook Station is a short walk away for Central Line services into the City and West End.

Wanstead High Street is close by, home to independent cafés, restaurants and local favourites including The Bare Brew and The Duke.

Wanstead Park and the open spaces of Epping Forest are both within easy reach for walking, cycling and weekend downtime.



#### A WORD FROM THE OWNER....

"I love the building which has so much history. It's a short walk to the high street which has everything you need. I'll be very sad to say goodbye to Wanstead after nearly 10 years. It's the best area to live in London"

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