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estates

Victory Road, Wanstead

£395,000

Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

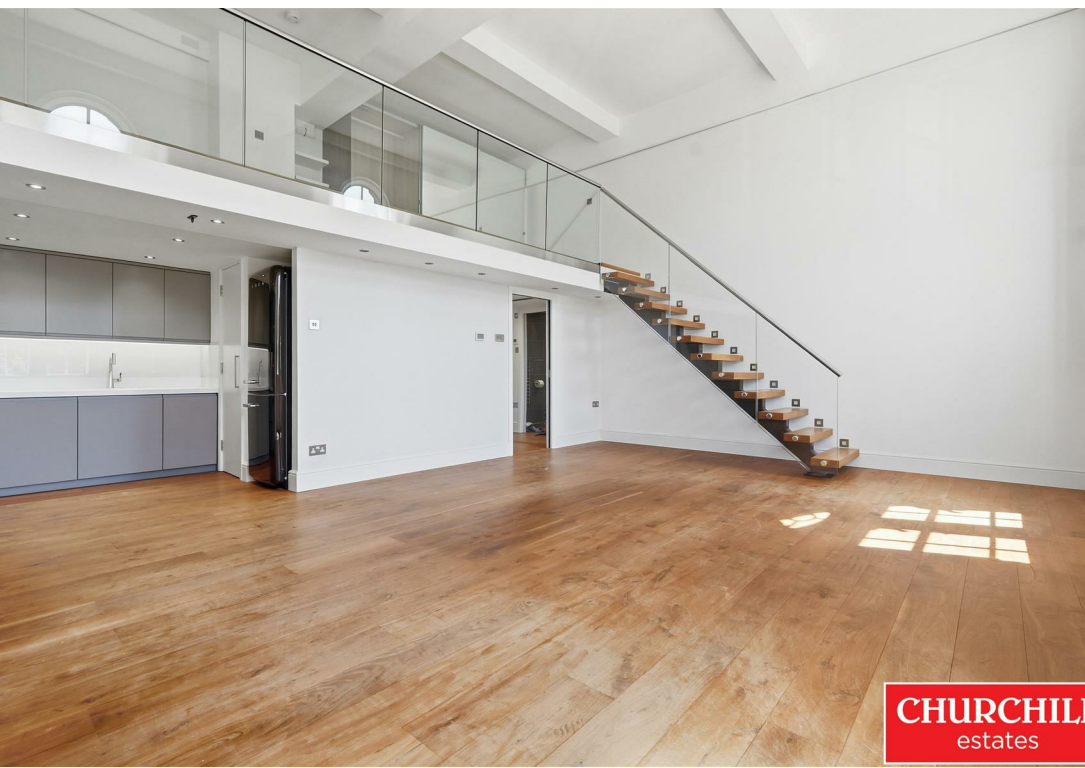
Tenure: Leasehold

Floor Area: 719.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

- Unique mezzanine apartment occupying the first floor of an impressive Victorian building (c.1860s)
- Offered on a chain free basis
- One spacious double bedroom
- Enhanced by soaring ceilings, arched windows and decorative brickwork
- Home to the distinctive clock tower once part of the historic former Wanstead Hospital
- Generous open-plan living and dining space, recently refreshed with tasteful decor
- Modern kitchen with integrated appliances
- Allocated off street parking
- Long lease in excess of 159 years
- Close proximity to both Snaresbrook Central Line Station (0.4 miles) & Wanstead High Street



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Churchill Estates are delighted to present this exceptional one bedroom mezzanine apartment, offered to the market with no onward chain and occupying a prime position within the highly regarded Clock Court development.

Set within the striking former Wanstead Hospital, a magnificent Victorian building dating back to the 1860s, this unique home effortlessly combines contemporary living with an abundance of period character. From its ornate brickwork and elegant arched windows to its impressive ceiling heights and landmark clock tower, Clock Court is one of Wanstead's most recognisable and sought-after developments.

Recently redecorated throughout, the apartment offers well-proportioned and versatile accommodation. A welcoming entrance hall leads into a bright and spacious open plan living and dining area, featuring beautiful real wood flooring and creating an ideal setting for both everyday living and entertaining. The separate contemporary fitted kitchen benefits from ample base and wall units with integrated appliances.

A particularly striking feature of the apartment is the contemporary staircase, featuring wooden treads and a sleek glass balustrade, which leads to the impressive mezzanine level. Overlooking the living space, the generous double bedroom makes excellent use of the apartment's exceptional ceiling heights, creating a distinctive and characterful layout that adds to the unique appeal of the home.

The modern bathroom has been stylishly appointed and offers a contemporary suite with shower facilities.

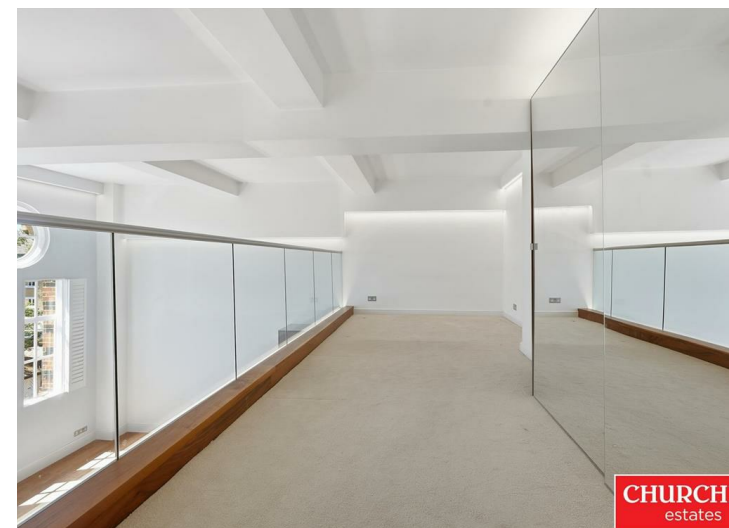
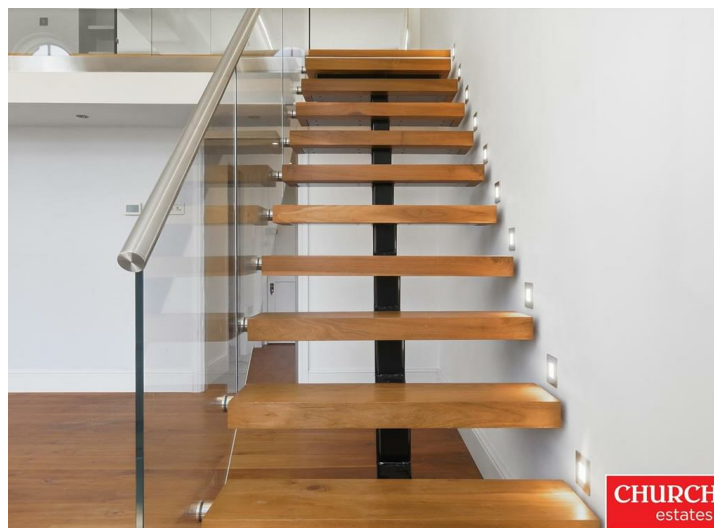
Further benefits include a long lease with approximately 159 years remaining, allocated off-street parking, a secure entry phone system and beautifully maintained communal grounds that complement the grandeur of this historic conversion.

Ideally situated, the apartment is just a short stroll from the vibrant amenities of Wanstead High Street, where an excellent selection of independent cafes, restaurants, boutiques and everyday conveniences can be found. Excellent transport links are available via Sharnbrook Station (0.3 miles), South Woodford Station (0.5 miles) and Wanstead Station (0.6 miles), all providing direct access to Central London via the Central Line.

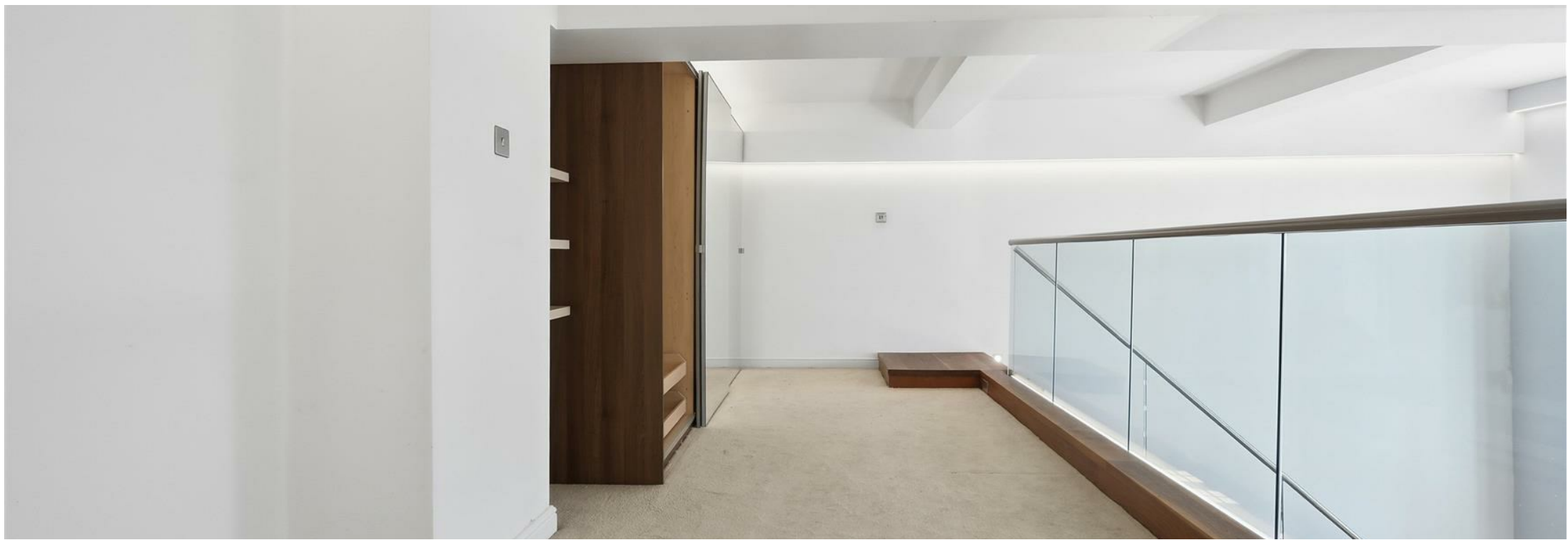
The property is also well placed for several highly regarded local schools, including Wanstead Church School (0.5 miles) and Wanstead High School (1.2 miles), making it an attractive choice for a wide range of purchasers.

This is an excellent opportunity to acquire a beautifully presented and distinctive apartment within one of Wanstead's most historic and recognisable landmark buildings.

For further information or to arrange a viewing, please contact Churchill Estates at your earliest convenience.





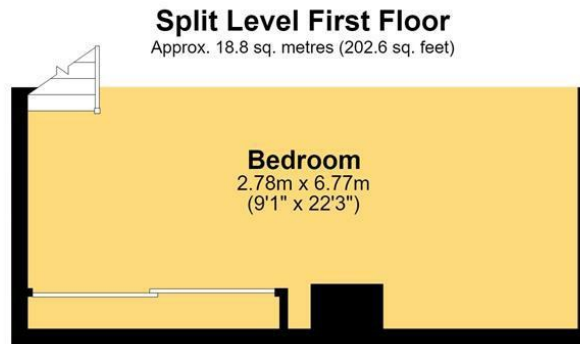


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Total area: approx. 66.9 sq. metres (719.6 sq. feet)

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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Clock Court

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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	

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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