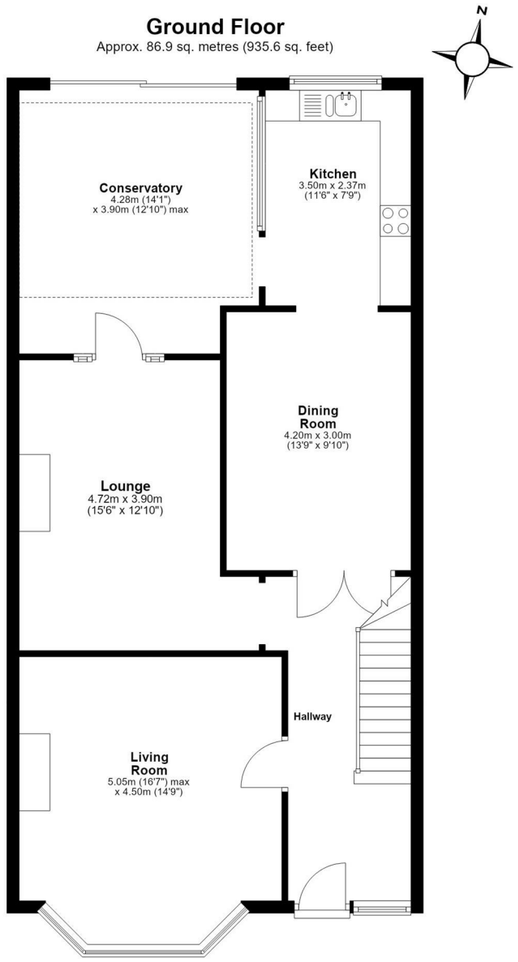
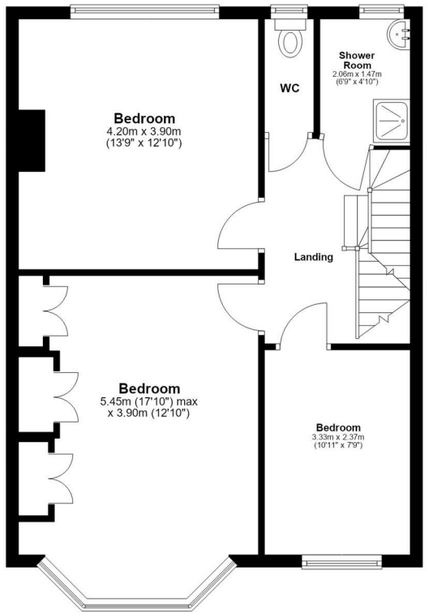
Ground Floor

Approx. 86.9 sq. metres (935.6 sq. feet)



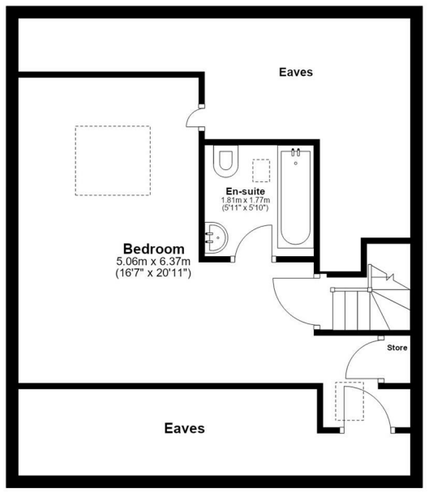
First Floor

Approx. 56.6 sq. metres (608.9 sq. feet)



Second Floor

Approx. 47.2 sq. metres (508.6 sq. feet)



Total area: approx. 190.7 sq. metres (2053.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Blake Hall Crescent

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
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www.pettyson.co.uk

PETTY SON & PRESTWICH
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Blake Hall Crescent, Wanstead

Asking Price £975,000 Freehold

- Characterful Edwardian home
- In need of complete modernisation
- Direct access to forest land from the rear garden
- Three large reception rooms
- Generous kitchen
- 2,053 square foot of living accommodation
- Four well-proportioned bedrooms
- Two bathrooms
- Additional conservatory
- Sizable rear garden

11 Woodbine Place, Wanstead, London, E11 2RH
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Blake Hall Crescent, Wanstead

Petty Son & Prestwich offer this substantial four-bedroom Edwardian residence to market, requiring complete refurbishment and offering an impressive 2,053 square feet of living space.

4 2 3 Council Tax Band: E







Bordered directly by woodland, this substantial period home is situated within the Lake House Conservation area and enjoys direct access from the rear garden onto open forest land. Wanstead Park and Wanstead Flats are also within easy reach, offering some of East London's most beautiful green spaces right on the doorstep.

The location is equally well connected, with Leytonstone Underground Station approximately 0.9 miles away and Wanstead Central Line Station around 0.8 miles. For families, this property is within the vicinity of four Ofsted outstanding rated State schools, both Primary and Secondary and close to two competitive Private schools.

Requiring complete refurbishment throughout, the property presents an exciting opportunity to take a home of genuine period character and reimagine it entirely around the needs and lifestyle of its next owners. The existing proportions provide an excellent foundation, with many of the original architectural details still in place. Parquet flooring, imposing fireplaces, deep decorative mouldings and generous skirting boards sit alongside the high ceilings and large windows synonymous with homes of this era.

The accommodation is particularly generous, with three substantial formal reception rooms, a large kitchen and conservatory occupying the ground floor, together with a useful cellar providing additional storage.

Across the first and second floors are four well-proportioned bedrooms and two bathrooms. There is also potential to introduce a roof dormer, subject to the necessary planning permissions, creating additional usable floorspace within the second-floor bedroom and bathroom (STPP).

Outside, the property continues to offer considerable scope. To the front, an attractive garden is framed by traditional cast iron railings, whilst the sizeable rear garden offers a blank canvas for more ambitious landscaping. There is ample room for a substantial garden studio or outbuilding alongside dedicated areas for entertaining and children's play.

The property is offered to the market chain free.
EPC Rating: TBC
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
16'7" x 14'9"

Dining Room
15'6" x 12'10"

Dining Room
13'9" x 9'10"

Kitchen
11'6" x 7'9"

Conservatory
14'1" x 12'10"

Bedroom
17'11" x 12'10"

Bedroom
13'9" x 12'10"

Bedroom
10'11" x 7'9"

Bedroom
16'7" x 20'11"