



 **Grove Park, London**
£1,000 Per month
1 bed, Apartment - Conversion



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		72	72
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

»» **Features**

- One bedroom
- Top floor
- Lots of natural light
- Wanstead conservation area
- Moments to Wanstead Station
- Centrally located
- Close The High Street and all amenities
- Lots of storage
- Period conversion

A beautifully bright and airy, one bedroom apartment on the top floor of a substantial Edwardian conversion, enviably situated in the Wanstead Grove conservation area and just moments from the very heart of this extremely popular East London village, with excellent gastropubs and transport links.

You have an impressive amount of storage space for a one bedroom apartment, with over 140 foot of under eaves storage alone.



»» **Our Walthamstow Home**
 236 Hoe Street, E17 3AY
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»» **Our Wanstead Home**
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 E11 @stowbrothersE11



➤➤ IF YOU LIVED HERE...

You'll be less than a half mile on foot from Wanstead High Street. The heart of this bustling East London village, it's flanked by green space and full of excellent bars, restaurants and gastropubs the equal of anything you'll find in central London.

Central London is itself only around fifteen minutes away via Wanstead or Snaresbrook tube stations, each around a ten minute walk and with direct routes to the West End and the City via the Central Line. Even Epping Forest is within easy reach – it's wild green space is only a three quarter mile on foot.

Inside and pride of place clearly goes to your 280 square foot lounge/diner, lit by three large skylights it's an impressive, handsome space ideal for entertaining. The bedroom is a substantial double of 115 square feet, with lovely views over Wanstead's broad avenues and green spaces.

WHAT ELSE?

- There's a great choice of hostelrys on the High Street, but don't overlook nearby Nightingale Lane, where you'll find some lovely local pubs.
- At 125 years, the lease won't cause you any renewal worries.
- Drivers can be on the North Circular in less than ten minutes.

A WORD FROM THE OWNER...

"It's at the very top of a large semi-detached Edwardian house in Grove Park, Wanstead, a street of lovely houses. The entrance is via the front door and hall of the house so one has the feeling of coming into a house rather than an apartment building. The flat is totally self-contained right at the top. There are many advantages to this. The flat is light and airy, east/west orientation means it gets all the sun, summer and winter. This is one of the factors which helps to make it very cosy when the weather is grim. Built into the roof, there are very few outside walls and the loft above is thickly insulated. The sloping ceilings give it real character. Being at the top of the house, there is no noise coming from above and the floors have been lined with Acousterlay to muffle any noise going down or coming up from the floor below. Noise can be a problem with Victorian and Edwardian conversions as these houses were never built to be occupied on every floor. The Acousterlay ensures minimal disturbance. What else? Oh yes, excellent storage space is provided by an eaves cupboard running the whole width of the house, accessed from the lounge. The house has a lovely atmosphere and people who have come to live here have usually stayed a good long time and only moved to upsize. A further plus is that the house sits in a beautiful cottage garden which makes ones goings and comings an extra pleasure. One way and an other, a good place to live."