

Wanstead Place, Wanstead
Offers In Excess Of £1,400,000 Freehold
4 bed House - Semi-Detached



Total Area (Excluding Cellar): 149.6 m² ... 1611 ft²

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	81
(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	



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Features

- Four Bedroom Freehold House
- Semi-Detached
- Two Receptions Plus Large Kitchen Diner
- Private South Facing Garden
- Packed with Period Features and Bespoke Fittings
- Central Wanstead Location
- Backs onto Christchurch Green
- Rare to the Market
- Cellar and Large Loft
- Chain Free



A characterfully finished and dazzlingly spacious Victorian semi detached, just moments from Wanstead High Street. A rare find indeed, here you have a wealth of bright, well appointed rooms and sociable space, large rear garden and cellar.

Wanstead's community village feel and speedy access to the City has made it a longstanding favourite for families and City workers alike. You're in an especially fine position here, backing onto Christchurch Green and next to the bustling High Street.



WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites – for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 BRANCH MANAGER







➤ IF YOU LIVED HERE...

You'll be enjoying those vast Victorian proportions throughout. Step into your bright hallway for lovingly restored vintage timber floorboards running underfoot, the first of a wealth of original features awaiting you. Your 200 square foot front reception is waiting to greet you on the right, featuring a stately paint job up to the picture rail, with plantation shutters on the box bay window and an imposing hearth and mantel taking centre stage.

Next door your 135 square foot dining room is appointed in a similarly stately and stylish aesthetic, with another hearth and plenty more nods to the property's architectural heritage, including some especially appealing overhead corncicing. So that's a fine pair of hosting options but your cavernous kitchen/diner dwarfs them both. Dual aspect, with double Belfast sink and awash with light, this space totals an immense 315 square feet, it's sure to make guests' jaws drop.

More original timber floorboards flow in from the hallway while overhead you have classic track lighting. A comprehensive suite of pine cabinets line the walls, home to a large Belfast sink and huge Rangemaster oven. There's a handy spare WC off to one side and to the rear you have double patio doors leading out to your rear garden where a large, BBQ-perfect patio gives way to a lush length of lawn. It's all flanked by timber fencing and ends in a horizon of mature trees.

Upstairs now and your grand and elegantly appointed landing takes you to the master bedroom, a colossal double of around 275 square feet, brightly lit with a large bay window plus secondary sash, cast iron fireplace and floor to ceiling storage. Elsewhere your remaining bedrooms are finished in various characterful palettes, from pastel pinks to pristine whites, all awash with natural light and leafy views. Finally your family bathroom's eye-catchingly decked out in cerulean blue and white, filling from floor to ceiling, with an oversized rainfall shower over the tub.

Outside, and Wanstead High Street is just a one minute stroll from your front door. The bustling heart of this much-loved East London village, here you'll find a fine range of independent cafes, stores and gastropubs. The Larder is one of our favourite places to meet up with friends, while former coaching inn The Cuckfield speaks to its roots with deep leather sofas and a varied menu. Explore further to discover the Ginger Pig butchers, Wanstead Fish (an artisanal fishmongers) and even a traditional Pie & Mash shop.

WHAT ELSE?

- Immaculately designed by Ah Ha Property Design (07391280785).
- There are seven primary/secondary schools less than a mile away on foot, all rated 'Good' or 'Outstanding' by Ofsted.
- Your 100 square foot cellar is ripe for further development.
- Wanstead and Snaresbrook stations are both on the Central line, each about a five minutes walk and will both get you directly to Liverpool Street in just sixteen minutes. So simply choose your favourite.

