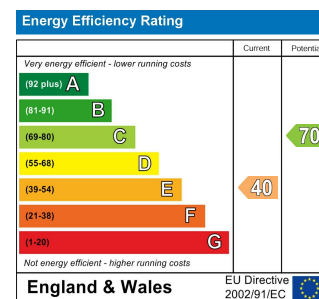


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## SELSDON ROAD, WANSTEAD

Offers In Excess Of £620,000  
Share of Freehold 2 Bed Flat



### Features:

- Ground Floor Victorian Conversion
- Two Bedrooms
- Private Garden
- Close to Wanstead Station
- Garden Studio
- Close to Wanstead High Street
- Share of Freehold
- Side Access

A beautifully appointed, elegant and spacious two bedroom apartment, on the ground floor of a substantial Victorian conversion, with direct side access, cellar, huge rear garden and powered studio. All just moments from Wanstead High Street.

The heart of this bustling East London village, Wanstead High Street is home to a wealth of independent dining and dining spots, green spaces and handy transport links.

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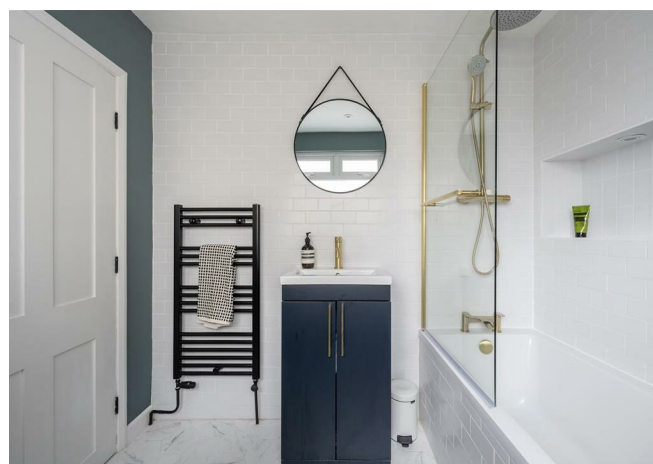
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#### IF YOU LIVED HERE...

You'll be stretching out in the generous room sizes and high ceilings of the period, behind that impeccable vintage frontage. Your principal bedroom is especially spectacular, well over 250 square feet with original floorboards underfoot and ornate mouldings overhead. Your kitchen's next door, finished in cream cabinetry and onyx trim, with timber worktops and a designer splashback. To the rear, your 160 square foot reception is another spectacular affair, with bay windowed patio doors leading out to your lengthy garden.

Here a sheltered patio sits below a pergola, all leading to that lengthy stretch of lawn, flanked by timber fencing, mature trees and screening greenery. At the end you have your substantial garden studio. Powered, insulated and the perfectly separated home working space for that all important work/life balance. Back inside and your bathroom's sumptuously finished in white metro tilework and brass fixtures, including a gorgeous rainfall shower over the tub. Finally bedroom two completes things, with a tower radiator and a garden view.

Outside and, as noted, you're barely half a mile on foot from sought after Wanstead High Street. Here you'll find a fine choice of supermarkets, a great range of independent cafes, and some excellent gastropubs, including former coaching inn The Cuckfield and the salubrious surroundings of The Bull. You can also enjoy traditional east End fare at Robins Pie & Mash. Wander a little further to Nightingale Lane, for award winners like Nightingale On The Green, a real local charmer.

#### WHAT ELSE?

- Wanstead tube station is just ten minutes on foot for speedy, regular, direct runs to the City and West End via the Central line.
- Your cellar's divided into two distinct spaces, adding around another 200 square feet to your new home, dry-lined and ideal for turning to use as a home gym, TV room or or simply extra storage.
- The endlessly explorable open greenery of Epping Forest starts barely a third of a mile away on foot. Great for joggers and strollers alike. Wander for another ten minutes to reach Hollow Ponds, where you can hire row boat and explore the waterways.



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

"This has been a perfect first home for our family and we've loved living here! We fell in love with the original period features and high ceilings which makes the flat feel very spacious. We spend a lot of time in the garden with the kids and appreciate having the quiet garden office as a retreat. The storage space the cellar provides is a rare find for London and incredibly useful. You're a 10 minute walk to both Wanstead and Leytonstone stations which are perfect for getting into the city as well as the large green spaces of Hollow Ponds and Wanstead Park! There is a lovely feel of community on the street and the neighbours are always helping each other out - whether it's taking in a parcel from the doorstep or lending a garden tool!"

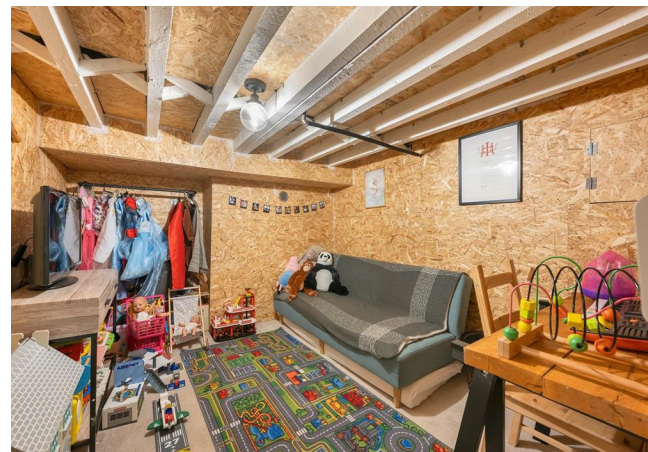
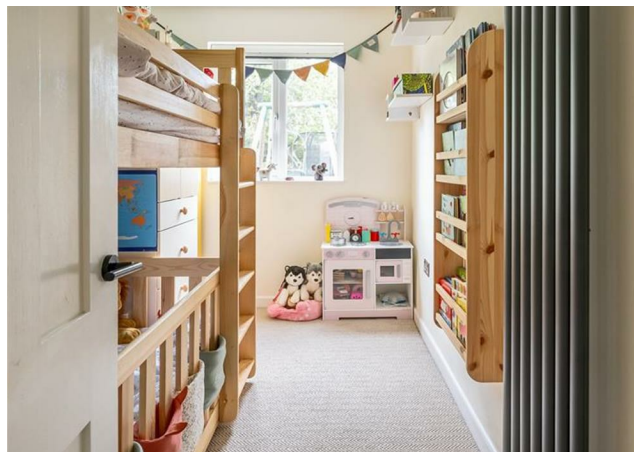
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**Reception**  
11'11" x 21'11"

**Kitchen**  
9'10" x 11'2"

**Bedroom**  
16'7" x 15'9"

**Bedroom**  
6'4" x 10'5"

**Bathroom**  
6'4" x 7'6"

**Cellar Room 1**  
11'11" x 7'7"

**Cellar Room 2**  
8'8" x 11'6"

**Garden Studio**  
12'3" x 9'0"

**Garden**  
approx. 83'7" x 25'11"

**Storage**



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