



Kitchen / Lounge / Diner  
11'1" x 18'0"

Storage

Bathroom  
7'5" x 5'1"

Bedroom  
12'6" x 12'5"

Bedroom  
12'6" x 15'8"

Bedroom  
6'0" x 8'3"

Total Area: 73.9 m<sup>2</sup> ... 795 ft<sup>2</sup>

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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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



## LONSDALE ROAD, WANSTEAD

Offers In Excess Of £450,000 Leasehold  
3 Bed Apartment - Conversion



### Features:

- First Floor Victorian Conversion
- Three Bedrooms
- Wanstead Village
- Close to Wanstead Station
- Driveway
- Close to Wanstead High Street
- Good Decorative Order

An impeccably restored, three bedroom Victorian conversion, effortlessly blending exquisite period charm with modern designer details. You're just ten minutes from Wanstead High Street and the endlessly explorable greenery of Epping Forest.

That driveway offers private off street parking, always welcome in London, and drivers can be on the North Circular in less than ten minutes.

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**IF YOU LIVED HERE...**

Climb the stairs to your pristine white landing and your elegantly appointed hosting space is to the rear, artfully arranged around a marvellous, exposed brick, chimney breast separating the kitchen from the lounge. The large bay window sets a bright mood, looking out over your surrounding greenery. The kitchen is adorned with sleek, white cabinetry, timber countertops, and a gas stove. Engineered hardwood flooring runs underfoot throughout.

Two large, similarly sized double bedrooms both brim with period style, the front bedroom featuring a striking bay window, and the southern sleeper adorned in a splash of rosewood pink. Bedroom three, ideal for an office or guest room, completes the sleeping arrangements. Finally your spacious bathroom is another smartly designed affair, clad in white and black veined marble style tiling across walls and floors. A bath and shower combo complete your tranquil sanctuary.

Living in Wanstead offers a delightful blend of countryside charm

and urban convenience. You'll find a variety of dining options nearby, such as Luppolo Pizza, known for tantalising Neapolitan-style pizza, a thirteen-minute walk away, and Robins Pie & Mash, a local favourite for over eighty years, serving quintessential East London grub and just as close. You have both Wanstead and Snaresbrook stations around ten minutes away, for direct Central line connections to the City and West End. Finally, you're surrounded on all sides by abundant green spaces like Epping Forest, Leyton Flats and Chalet Wood.

**WHAT ELSE?**

- The Bull at Wanstead is your new local, a thirteen minute walk away which is great for drinking and dining al fresco.

- For additional amenities, nightlife, and travel options, Leytonstone High Road is just five minutes on foot.

- You have eight primary schools and four secondary schools in a one mile radius of your home, all rated either 'Good' or 'Outstanding'.



**A WORD FROM THE OWNER...**

"Wanstead has been an amazing place to live and the apartment has been great for us to live in. Being able to walk to Wanstead High Street and the convenience of all the transport links has made for a fantastic and happy few years here!"

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