

Clock Court | Victory Road | Wanstead E11

*For memories made  
and memories to come.*

---

## CLOCK COURT | VICTORY ROAD | WANSTEAD E11

---

- ◆ One-bedroom Victorian conversion flat
- ◆ Historic landmark building
- ◆ Designated, off street parking
- ◆ Beautiful original arched windows
- ◆ 30ft high ceilings
- ◆ Smart heating system
- ◆ Bespoke storage
- ◆ Close to good transport links

Beautiful both inside and out, this spacious one-bedroom mezzanine apartment is the perfect blend of contemporary comfort and traditional good-looks in a one-of-a-kind historic setting.

Originally built in the 1860s, Clock Court is a stunning Victorian building with ornate brickwork, stone columns, arched windows and an impressive clock tower that once formed part of the former Wanstead Hospital. A popular local landmark, it sits

in leafy, well-kept communal grounds within easy walking distance of both Wanstead High Street and Snaresbrook Central Line stations.

Enter through the characterful communal hallway with sweeping staircase and foliage-topped columns to find the apartment on the ground floor. Inside, a short entranceway with useful

*“With a 30ft high ceiling,  
it feels wonderfully bright  
and airy thanks to the  
showstopping south-  
facing gothic tracery  
windows which look out  
over the shared gardens”*

---

*“A wide timber staircase with white-painted spindles and recently-fitted grey carpeted stair runner with stair rods leads from the living area to the mezzanine double bedroom”*

fitted wardrobe opens up to a fantastic double-height space. With fresh white walls and a 30ft high ceiling, it feels wonderfully bright and airy thanks to the two tall and one smaller, showstopping south-facing gothic tracery windows - with frosted upper panes and bespoke fitted wooden Venetian blinds - which look out over the shared gardens. The current owners tell us they flood the space with light all day long.

The open-plan living and dining space spans the full width of the apartment, with hardwood flooring running underfoot and flowing into the rooms beyond. Two Adax Wi-Fi-enabled smart electric radiators (controlled via a mobile app) sit behind custom radiator covers under the windows, and you'll find a good range of attractive bespoke fitted shelving and storage with integrated LED lighting beneath the stairs. Stylish reclaimed galvanised ship lights line the walls, toning well with the tactile chrome sockets, switches and doorhandles seen throughout.

A part-glazed four-panel door to your left leads to the kitchen. Here, modern white gloss handleless units with LED-lit kickstands are paired with a contrasting dark granite effect laminate worktop and a black Franke sink with chrome mixer tap and spray hose.

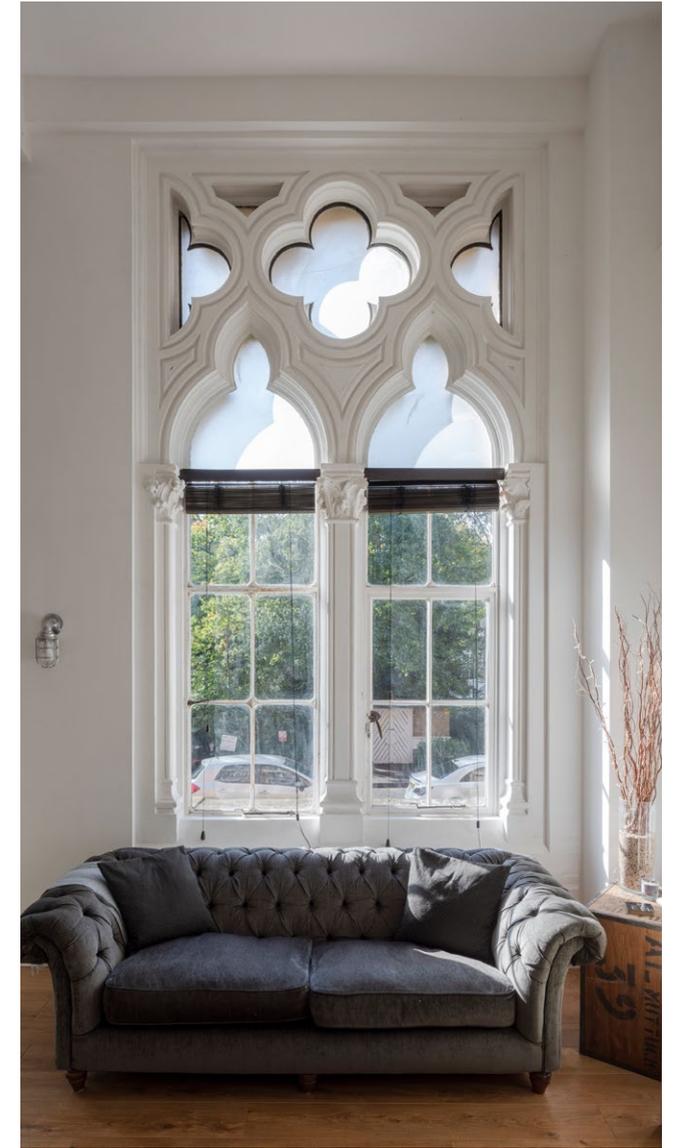
Integrated appliances include a Bosch oven and induction hob with concealed overhead extractor, an integrated fridge-freezer and a Smeg washer/dryer.

Returning to the living room, you'll find the bathroom through a door on the righthand side. The white paintwork and grey Aqua-Step waterproof laminate floor underfoot, complimenting bevelled white gloss metro wall tiles with dove grey grout. Traditional-style Savoy sanitaryware includes a bath with Burlington rainfall shower and ceramic tap handles, a wall-hung basin with matching Burlington tap, and a low-level loo. There's also a chrome heated towel rail and mirrored bathroom cabinet.

A wide timber staircase with white-painted spindles and recently fitted

grey carpeted stair runner with stair rods leads from the living area to the mezzanine double bedroom. The flooring and reclaimed ship wall lights here match those used downstairs, while semi-fitted wardrobes with LED lighting and bespoke overhead cupboards provide plenty of storage. The current owners tell us it's the perfect spot for a lazy lie-in, looking out through the fabulous windows at the peaceful, tree-lined view.

*“It's the perfect spot for a lazy lie-in, looking out through the fabulous windows at the peaceful, tree-lined view”*



OPEN PLAN LIVING/DINING ROOM



---

OPEN PLAN LIVING/DINING ROOM



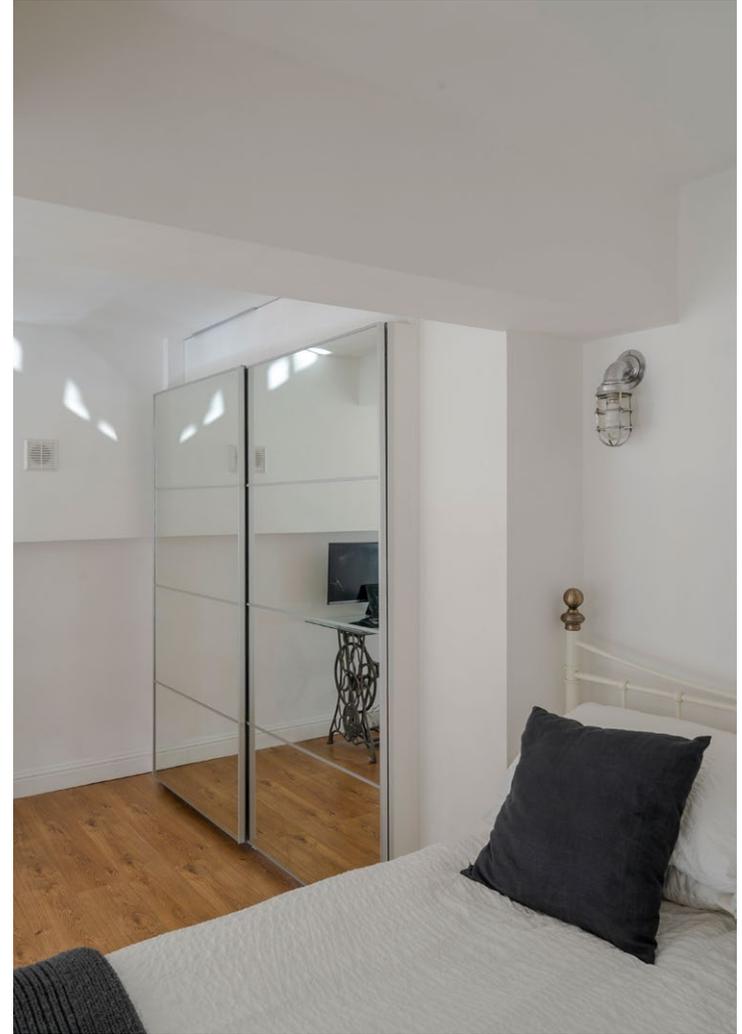
---

OPEN PLAN LIVING/DINING ROOM



---

KITCHEN



---

BEDROOM

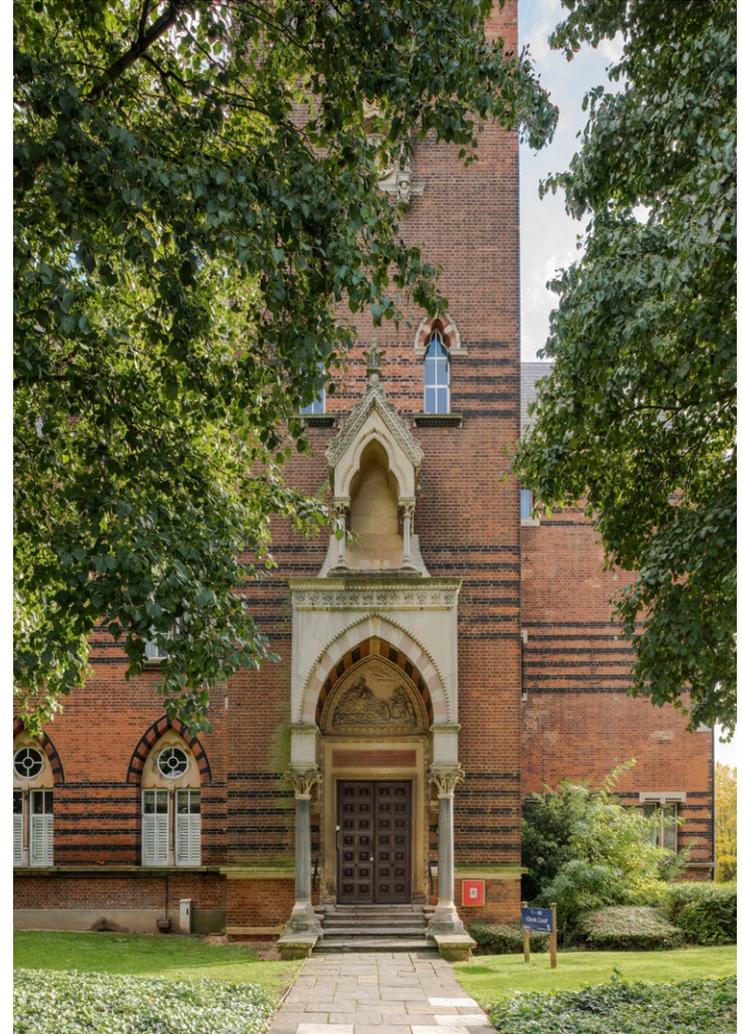


---

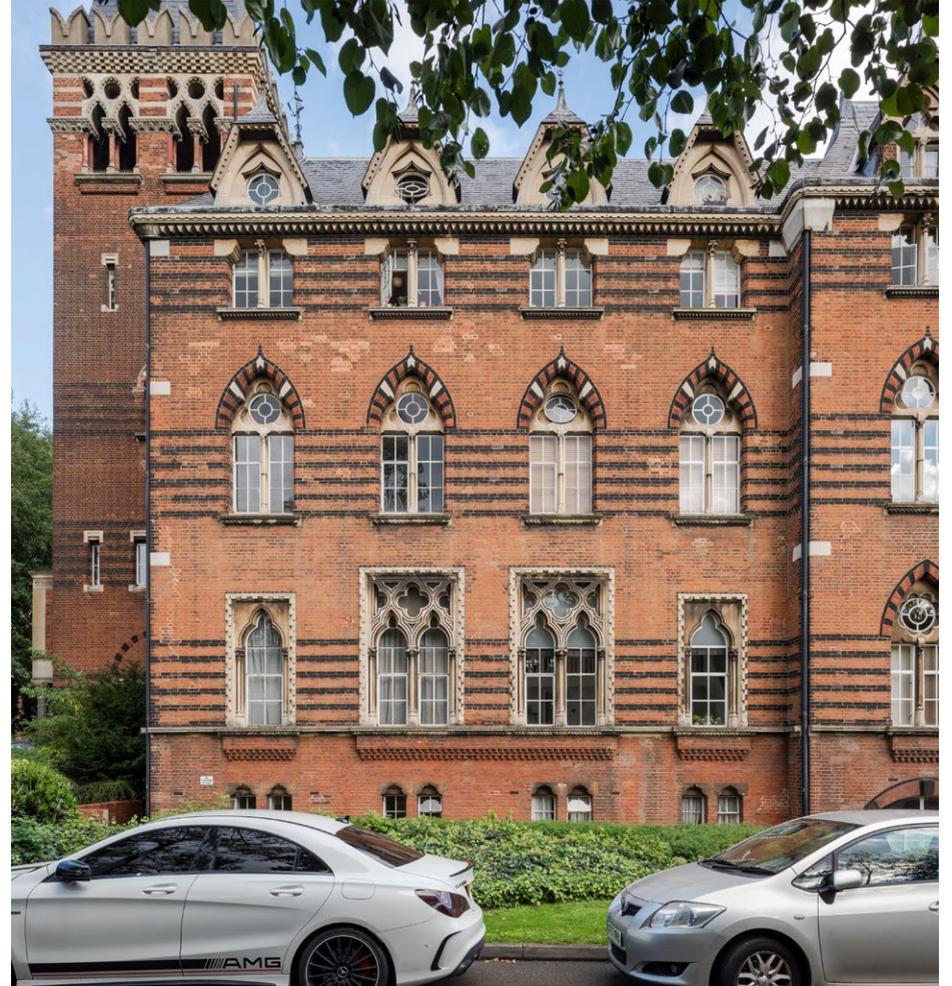
BATHROOM



LOBBY

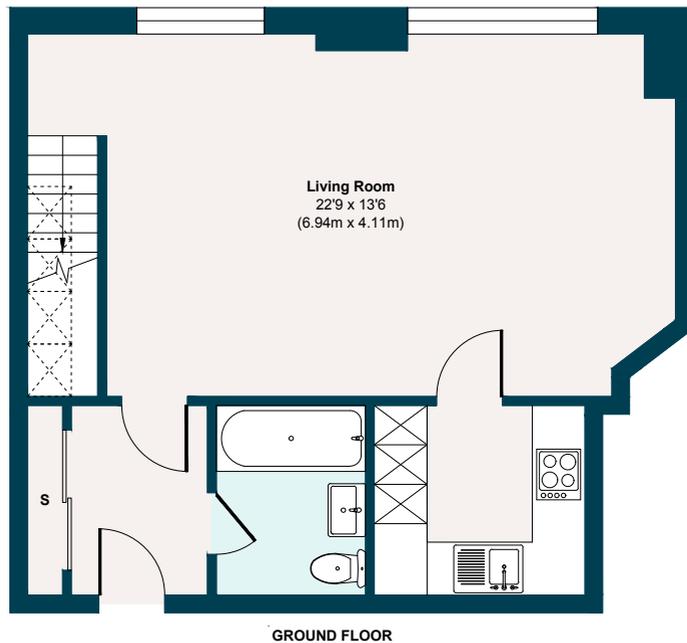
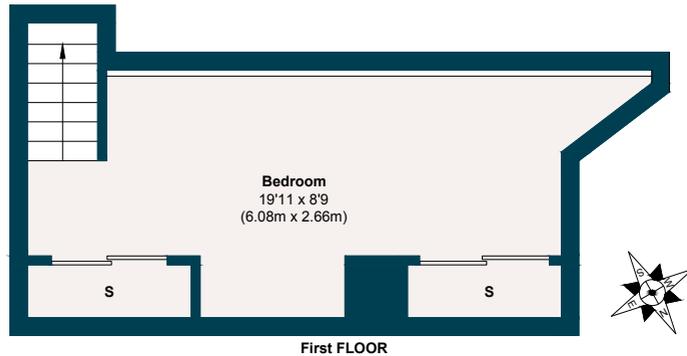


EXTERIOR



---

EXTERIOR



**APPROXIMATE  
FLOOR AREAS**

**Ground Floor**  
475 SQ. FT / 44.19  
SQ. M

**First Floor**  
194 SQ. FT / 18.06  
SQ. M

**Gross Internal  
Floor area**  
669 SQ. FT /  
62.25 SQ. M

Illustration for identification purposes only, measurements are approximate, not to scale.



*“We have really enjoyed living in this open and spacious home for the last decade and will miss it tremendously. Clock Court is such a beautiful property with a nice and friendly community. The flat has ample room for everything you could need, from relaxing with a book and nice cup of tea or hosting dinner parties, to getting work done from home. We particularly love the luxurious, openness of the living room with its 30-foot ceilings and original Victorian detailing on the windows.”*

## THE NEIGHBOURHOOD

Clock Court is ideally situated in the relaxing village atmosphere of Wanstead, with its plethora of local shops and eateries. Take a stroll down to Bare Brew for avocado toast and great coffee, Gail's for fresh sourdough and pastries, Ginger Pig for artisanal meats and pies, Provender for Michelin guide-approved French fare, Filika for great Greek food, Gezi Park for hearty charcoal-grilled Turkish food, and Sumo Fresh and Sakura for sushi.

Those looking for a drink and good pub grub can choose from several local watering holes, including The Duke, The Cuckfield, The Bull and The George; or for a very reasonable full English breakfast, head to Café Brunch.

There are also several grocery shops on the High Street, as well as artisanal grocers Harvey's and vegan grocers D'vine, local fishmonger, Wanstead Fish, and a monthly farmer's market.

The perfect mix of country-meets-city living, Wanstead is a green and peaceful area, with Wanstead Flats, Epping Forest and Chalet Wood on your doorstep. Take a stroll around Wanstead Park to spot

beautiful bluebells in the spring or head to Eagle Pond for a weekend jog or to feed the ducks. Kids will also enjoy the children's park at Christchurch Green, which is just off the high street.

Transport links are excellent – Wanstead is very close to the City, with Liverpool Street just 20 minutes by tube. There's also the benefit of two separate Central Line Tube stations (Snaresbrook, 10 minutes' walk away, and Wanstead, 15 minutes' walk) to choose from, taking you to Westfield in 10 minutes, and Oxford Street in just under 30.

(Opposite, from top)  
Wanstead Golf Club; Wanstead Market



## THE NEIGHBOURHOOD

---



## THE NEIGHBOURHOOD

---



## THE NEIGHBOURHOOD



## THE NEIGHBOURHOOD

---









EELEVEN<sup>EST</sup>  
2016

Design-conscious estate agency.

[eeleven.co.uk](http://eeleven.co.uk) | 020 8539 9544