

For memories made
and memories to come.

Belgrave Road, Wanstead E11

- ◆ Four-bedroom Edwardian house
- ◆ 130-foot westerly-facing garden
- ◆ Chain free
- ◆ Three bathrooms
- ◆ Stunning kitchen extension
- ◆ Off-street parking and double garage
- ◆ Large storage cellar
- ◆ Direct access to Wanstead Flats
- ◆ Walking distance to the Underground

Surrounded by beautiful green spaces in a Conservation Area on the doorstep of Wanstead Flats, this elegant, spacious four-bedroom Edwardian house has it all, including restored period details, off-street parking and a garage, four good-sized bedrooms and a stunning open-plan dining kitchen that opens to the long, leafy garden.

Recently refurbished from top to bottom with incredible care and attention to detail, the current owners have extended into the loft, fitted a new heating system with a boiler, undertaken a total rewire of the ground floor (with new sockets, switches, USB and USC charging points), renovated the family bathroom, and added

a full-width kitchen extension, completed in August this year.

Set on a quiet, friendly tree-lined street, the house greets you with a handsome red brick and rendered gabled exterior, with white-painted stonework to the bay windows. A low, rose-topped brick wall shields a sandstone paved driveway suitable for private off-road parking for one car. A step then leads up to a brick and glazed porch with a white front door.

STEP INSIDE

The sunny porch has space for coats and shoes, before a four-panelled navy-painted timber door opens to the entrance hall. Here, the fresh white walls are paired with beautiful oak engineered

“Beautiful oak engineered herringbone parquet, warmed by underfloor heating, flows throughout the entire ground floor.”

“A doorway under the stairs opens to the spacious storage cellar.”

herringbone parquet, warmed by underfloor heating, which flows throughout the entire ground floor.

A door to your left opens into the living room, a calm and inviting space with wide bay windows and sage-green walls that rise to a high, coved ceiling featuring a rose and central pendant. A restored feature cast-iron fireplace with white surround and blue patterned tiles takes centre stage, flanked by a pair of stylish bespoke bookshelves. Separately controlled, custom-integrated LED lighting creates a relaxing atmosphere as night falls.

Returning to the hallway, a doorway under the stairs opens to the spacious storage cellar with lighting and shelving for storage before a pocket door reveals a WC, with patterned olive Victorian-style floor tiles, powder pink wall tiling, a corner basin with

black mixer tap, and a close-coupled loo. To your left, a second pocket door reveals a handy utility room, with shelving and plumbing for both a washing machine and tumble dryer.

The impressive extended kitchen, dining and living space then opens up before you. Bathed in light from a pair of large format skylights (framed by integrated LED lighting) and almost full-width anthracite aluminium-framed triple pane sliding doors linking to the garden, it has a special, indoors-outdoors feel.

Deep ‘Commodore’ green custom cabinetry with brass pull handles and walnut accents by Plykea includes a fantastic bespoke pantry (with internal lighting) and a large four-seater island. It’s paired with a Mont Blanc Quartzite natural stone worktop and upstand, while an exposed anthracite overhead steel beam, bulkhead wall lights and a trio of copper factory dome lights pay homage to industrial style.

There is a double butler-style sink with a brass mixer tap, while high-end integrated

appliances include a Gaggenau series 200 full-height fridge and freezer, a Bora M Pure induction hob with downdraft extractor, a Bosch dishwasher, and two full-size AEG ovens. To the rear, the snug area includes space for a television, and a dimmable pendant light creates the perfect atmosphere for cosy evenings in.

Take the staircase, with white-painted spindles and sanded wooden steps to the first floor, where restored original floorboards run into all three bedrooms. The primary lies to the front and is filled with lovely natural light from a large bay window. With walls decorated in shades of blue and forest green, its white ceiling features wonderfully detailed coving and a rose with a pendant. There’s also a modern radiator.

Beyond, the second bedroom is another large double. Decorated in ‘Fennel White’ with a radiator and pendant light, it looks out to the garden through a tall casement window. The third bedroom is adjacent and shares a similar view and décor scheme.

The family bathroom sits beside the primary, and was newly fitted this year with Eastbrook and Hansgrohe sanitaryware. The fresh and modern scheme pairs white walls and tiles with star-patterned grey and white floor tiles, lit by a tall frosted window. There is a bath with a rainfall shower, a separate shampoo attachment, and a frameless glass screen; a grey storage vanity and basin with a chrome mixer tap; a close-coupled toilet and a chrome heated towel rail radiator.

A characterful exposed restored brick feature wall leads up a second staircase with sanded steps, past a discreet cupboard containing the new Worcester Bosch boiler (controlled by Hive smart thermostat), to the loft.

Completed in 2023, the large, dual-aspect

“A restored feature cast-iron fireplace with a white surround and blue patterned tiles takes centre stage, flanked by a pair of stylish bespoke bookshelves.”



double bedroom here could easily be used as the primary, featuring a pair of front-facing Velux windows and a triple anthracite aluminium-framed window with a bespoke teal Roman blind. This room enjoys an amazing treetop view over the garden and park beyond. Wide oak engineered plank flooring complements the warm neutral-painted walls, while you'll also find a tall anthracite panel radiator, pendant and spot lights, and access to ample storage space in the eaves.

The bedroom leads through to a stylish, modern en-suite, lit by a frosted rear window, with charcoal tiles on the floor and sea green herringbone tiles on the white walls. There is a walk-in rainfall shower with a frameless glass screen, a separate shampoo attachment, and a toiletries niche. The suite features a Gerbrit grey vanity with a black mixer tap and an overhead LED mirror, complemented by a Roca close-coupled loo.

OUTDOORS

Extending an impressive 130-feet, the westerly-facing garden begins with a

large newly laid stone patio – designed for entertaining and barbecues – and leads down, past sleeper-edged planters and mature trees, to an incredibly useful double garage at the rear, accessed by a resident vehicle lane. There's also pedestrian access to Wanstead Flats through a gate.

Leafy, peaceful and private, the garden's planting scheme includes a magnolia, camellia, two Japanese maples, a mature fruiting apple tree, a large number of roses, raspberry canes and a blackcurrant bush. The current owners tell us the garden enjoys the sun from mid-afternoon and is the perfect spot to witness spectacular sunsets over the trees.

“Extending an impressive 130-feet, the westerly-facing garden begins with a large newly laid stone patio and leads down, past sleeper-edged planters and mature trees.”

Living room





Living room





Living room



Utility room



WC





Dining kitchen / living room





Dining kitchen / living room





Dining kitchen / living room



Dining kitchen / living room





Dining kitchen / living room



Entrance hall



First floor landing



Bathroom



Bedroom



Bedroom



Bedroom





Stairs to second floor / second floor landing





Bedroom



Second floor bedroom en-suite



Garden



Garden



Front of house



Belgrave Road, Wanstead E11

APPROXIMATE FLOOR AREAS

Cellar

89 SQ. FT (8.36 SQ. M)

Ground Floor

803 SQ. FT (74.61 SQ. M)

First Floor

535 SQ. FT (49.71 SQ. M)

Second Floor

336 SQ. FT (31.25 SQ. M)

Garage

389 SQ. FT (36.16 SQ. M)

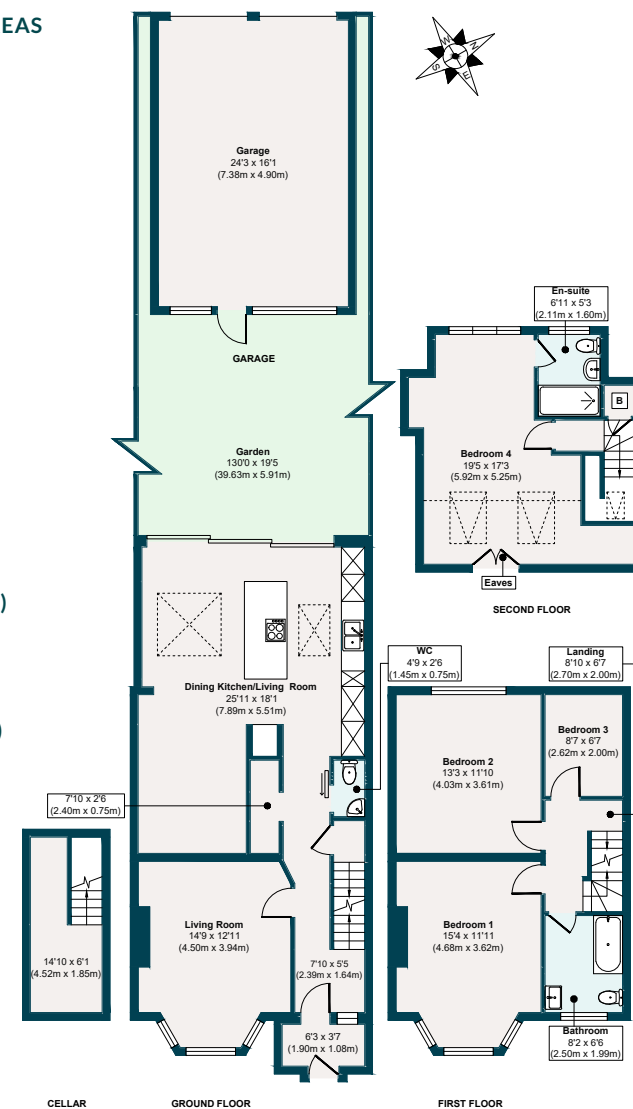
**Gross Internal Floor Area
(Excluding Cellar & Garage)**

1674 SQ. FT (155.57 SQ. M)

**Gross Internal Floor Area
(Including Cellar & Garage)**

2152 SQ. FT (200.09 SQ. M)

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



The neighbourhood

GETTING AROUND

Leytonstone Tube is a 14-minute walk. From here, the Central Line whizzes into the City and West End, with a quick change at Stratford to the Jubilee line for Canary Wharf, the South Bank and Westminster. The station sits on the merging point of the Central line loop, which means there are lots of trains, and you'll be the first to hop on during the morning rush hour. Leytonstone High Road Overground, on the Suffragette Line, is also just 16 minutes on foot, with Elizabeth line services available from Forest Gate and Manor Park stations. The area is also well served by the 101, 308, and W19 bus routes.

IN THE NEIGHBOURHOOD

Belgrave Road is part of the Aldersbrook Conservation Area. It is surrounded by the wonderful green expanses of Wanstead Park and Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood (just over 20 mins on foot) also provides a beautiful carpet of bluebells every spring.

You're also spoilt for choice when it comes

to shops and amenities, being close to Wanstead, Leytonstone, and Forest Gate. Try Bobo & Wild and Gails for coffee and breakfasts, Provender and Joyau for the evenings, the new George and Dragon pub, and for family-friendly Italian fare, the restaurants Piccolo and Luppolo. Local sellers also recommend The Golden Fleece, the Leytonstone Tavern for drinks with one of the best burgers in London, Forno bakery and Dolce Patisserie.

Other local favourites include the Rockwood Village pub with its stylish interior, deck and electronic darts; the Ginger Pig butchers on Clock House Parade; Wanstead's farmer's market (the first Sunday of every month); the weekly local farmer's market at Buxton School, beside Cann Hall Park (with its coffee shop, play areas and skatepark); and the artisanal food and drink scene on Winchelsea Road, including The Wanstead Tap, Ramble Café, and Wild Goose Bakery for fabulous custard tarts.

The current owners recommend Bushwood's excellent local tavern, The North Star (for authentic Thai cooking); Homies on Donkeys for delicious tacos; and Le Bakery in Wanstead for brilliant coffee and pastries.



An easy drive or cycle away, Epping Forest offers over 2,400 hectares of green open space and woodland to explore. In the other direction, the Olympic Park and its World-class swimming pool, Hackney Marshes, Lea Valley horse riding and ice skating are all within easy reach via quiet cycle routes. There is a Park Run just outside the back gate every Saturday. You'll also find a tennis club at the end of the road and Wanstead golf and rugby clubs within striking distance.

SCHOOLS

Local schools include the Ofsted-rated 'Outstanding' Davies Lane Primary (10 minutes on foot) and Aldersbrook Primary (17 mins), as well as George Tomlinson Primary School ('Good', 14 mins). The property is also in the catchment area for Our Lady of Lourdes School in Wanstead. The Arches nursery is also a 14-minute walk away, with Sunbeams (8 min walk), Wanstead Preschool, Treehouse Nursery, and Little Bears also nearby.

A note from the owners

“This has been a truly special place to call home. Combined with our incredible neighbours and sense of community on our street, the house is a rare find. We’ve thoroughly enjoyed the access to nature here – the garden, the views across the trees, and the direct access to Wanstead Flats. We love hosting in the kitchen/dining area, with the large doors that bring the outside in, and waking up to the sound of birdsong and the beautiful view of the tree canopy from the loft bedroom.”



Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Oliver Dulson
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