

For memories made
and memories to come.

Wanstead Park Avenue, Aldersbrook E12

- ◆ Semi-detached Edwardian house
- ◆ Six double bedrooms
- ◆ Four bathrooms
- ◆ Conservation Area location
- ◆ Custom-made kitchen
- ◆ Two reception rooms
- ◆ Private off-road parking
- ◆ Wide 65-foot garden
- ◆ Stone's throw to Wanstead Flats
- ◆ Nearby Underground & Overground

Surrounded by beautiful green spaces in a Conservation Area on the doorstep of Wanstead Flats, this charming, spacious six-bedroom Edwardian house is full of light, warmth and character. With period details at every turn, stand-out features include original floorboards, internal doors and sash windows; a bespoke kitchen; cast-iron fireplaces; high coved ceilings; and a large sunny garden.

In recent years, the property has been lovingly and carefully updated and refurbished, staying true to the original style. A new, light-filled rear extension was added; the front and rear gardens were landscaped; new bathrooms were fitted; the

house was completely replumbed; and a new boiler, 250L tank and Drayton Wiser smart thermostat system was installed (allowing heating and water to be controlled remotely).

With a handsome double frontage, the house defines kerb appeal. The lintels, sills and frames of the large box bay and original sash windows are painted in 'Railings' by Farrow & Ball, providing a fabulous contrast to the brick exterior.

Shielded from the street by a low wall with cast-iron railings, a central monochrome checkered tile path leads past a paved drive suitable for private off-road parking to one side, and a front garden with foliage and Cotswold stone chippings to the other. A porch painted to match the windows protects the original part-glazed timber door, which has been painted powder pink and features a lion's head knocker.

"The stone-hued walls rise to a picture rail and a beautifully ornate coved ceiling."

“The white marble-look quartz worktop houses a butler-style sink with a traditional brass mixer tap.”

STEP INSIDE

The wide, light-filled hallway is as impressive as the exterior, welcoming you in with Winckelmans ‘Octagon and Dots’ floor tiles and three elegant glass chandeliers. The walls are painted white above the dado rail, and a soft sage green below, the radiators are covered, and there’s plenty of space for shoes and coats.

The original doors with mushroom-style knobs have all been refurbished where possible (with any new ones being four-panelled solid oak) – the one to your right opens to the first of two reception rooms. With neutral carpet beneath, the stone-hued walls rise to a picture rail and

a beautifully ornate coved ceiling, while a long radiator sits in the impressive bay. There’s also a fireplace with a white-painted timber surround, a black stone hearth, and a wood-burning stove.

Crossing the hallway, you’ll find the second, dual-aspect reception, which links the old and newer parts of the house to give an open plan feel. Lit by wide sashes to the front – where you’ll find another wonderfully ornate coved ceiling – walnut-toned wide parquet engineered oak flooring flows from here to a dining space and then to the kitchen.

Flooded with light from a set of new British-made aluminium-framed, bifold doors and two sets of picture windows to the garden as well as a large skylight, the kitchen is the hub of the home, with ample space for dining, relaxing and entertaining.

The bespoke Painted Kitchens cabinetry

was fitted last year and is painted in Farrow & Ball’s ‘Dix Blue’. It features antique brass cup handles, glass-fronted feature doors and a large island, which seats four and is lit by a trio of pleated glass pendants. The white marble-look quartz worktop houses a butler-style sink with a traditional brass mixer tap, while open shelving runs overhead.

There is a black Rangemaster Elan range oven with concealed extractor and top-of-the-range integrated appliances by Bosch, including a tall fridge, separate freezer, and a dishwasher. Tucked away to one side, a pair of tomato-red painted part-glazed doors add a pop of colour and lead to a useful utility with a side-facing window, extra storage, and plumbing for a washing machine.

Returning to the hallway, you’ll find a WC with butter yellow tongue-and-groove panelling, a traditional-style sink with

chrome taps and stand, and a concealed cistern loo. You’ll also pass a part-glazed door to the side return, and another leading down to a storage cellar, where a brand-new consumer board has been fitted.

Take the wide, white-painted staircase with polished bannister rail and neutral carpet runner past a landing with a pretty stained-glass window to the first floor.

To your left, the primary bedroom is filled with lovely light from a wide front-facing bay and single original sash window. Dark-stained original floorboards here are paired with walls in a soft stone shade to the picture rail. A pair of radiators keeps

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“Bespoke cabinetry in birch ply provides plenty of storage.”

things cosy, and an original black cast-iron fireplace creates a focal point.

A pocket door leads to the en suite shower room, tiled with white metro tiles and charcoal grout, where you'll find a shower with sliding screen, a basin with white storage vanity and black tap, and a concealed cistern loo.

The second large double bedroom is also front-facing, with a wide sash and wood floorboards to match the primary. The white walls here have been painted with a dusky pink scalloped design to dado-rail height. You'll also find a pair of radiators and a black cast-iron original fireplace with jade green tiled hearth.

Adjacent is the third large double bedroom,

which enjoys leafy views to the garden through a pair of original sashes. The walls here are a pale neutral shade, and the room also features a pair of radiators and a lovely original cast-iron fireplace.

Moving towards the rear of the house, the spacious family bathroom has a side-facing modern wooden casement window and pairs monochrome Cuban star floor tiles with glazed slim white tiles laid in brick formation to the walls.

Bespoke cabinetry in birch ply provides plenty of storage, while the suite comprises a bath with an arched frameless glass screen, brass rainfall shower and separate shampoo attachment; a close-coupled loo and a wide sink with vanity. There's also a brass heated towel rail radiator.

The fourth double bedroom overlooks the garden through a pair of sash windows, framing a long modern radiator. It's

currently used as a playroom, with the carpeted floor and ochre yellow walls lit by cupola wall lights.

Take the second staircase to the loft floor. Converted in 2021, it has two additional double bedrooms, with fresh white walls and neutral carpet. The first is a dual-aspect space, with a front-facing Velux and a rear-facing window. Designed as a home office, it includes an incredibly handy mini kitchenette with white cabinets, a steel sink with chrome mixer tap and integrated drainer, and space for a small fridge.

The sixth, double bedroom is lit by a Velux window, and has a radiator and access to eaves storage.

This floor also features a shower room with a sash window. Marble-look hexagon floor tiles and rippled white metro wall tiles provide the backdrop to a large quadrant shower with sliding doors; a concealed

cistern loo; and a countertop basin with chrome tap, white vanity, and mirrored overhead cabinet.

OUTDOORS

East-facing, the wide, 65-foot-long garden is enclosed by timber fencing and feels nicely private. From the kitchen, step out to a paved patio designed for entertaining, which then leads to a grassy lawn with cobble sett-edged flowerbeds and an unusual Japanese loquat tree. This segues to a rear area with Cotswold Stone chippings and raised beds built with railway sleepers, perfect for growing flowers or vegetables.

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Double reception





Double reception



Dining kitchen



Dining kitchen



Entrance hall



Reception room



Stairs to first floor



Primary bedroom



Bedroom



Bedroom



Bathroom





Bedroom



Stairs to second floor



Shower room



Bedroom



Bedroom



Garden



Garden



Garden



Front of house



Wanstead Park Avenue, Aldersbrook E12

APPROXIMATE
FLOOR AREAS

Ground Floor
1350 SQ. FT
(125.47 SQ. M)

First Floor
944 SQ. FT
(87.76 SQ. M)

Second Floor
389 SQ. FT
(36.17 SQ. M)

**Gross Internal
Floor Area
(Excluding Cellar)**
2683 SQ. FT
(249.40 SQ. M)

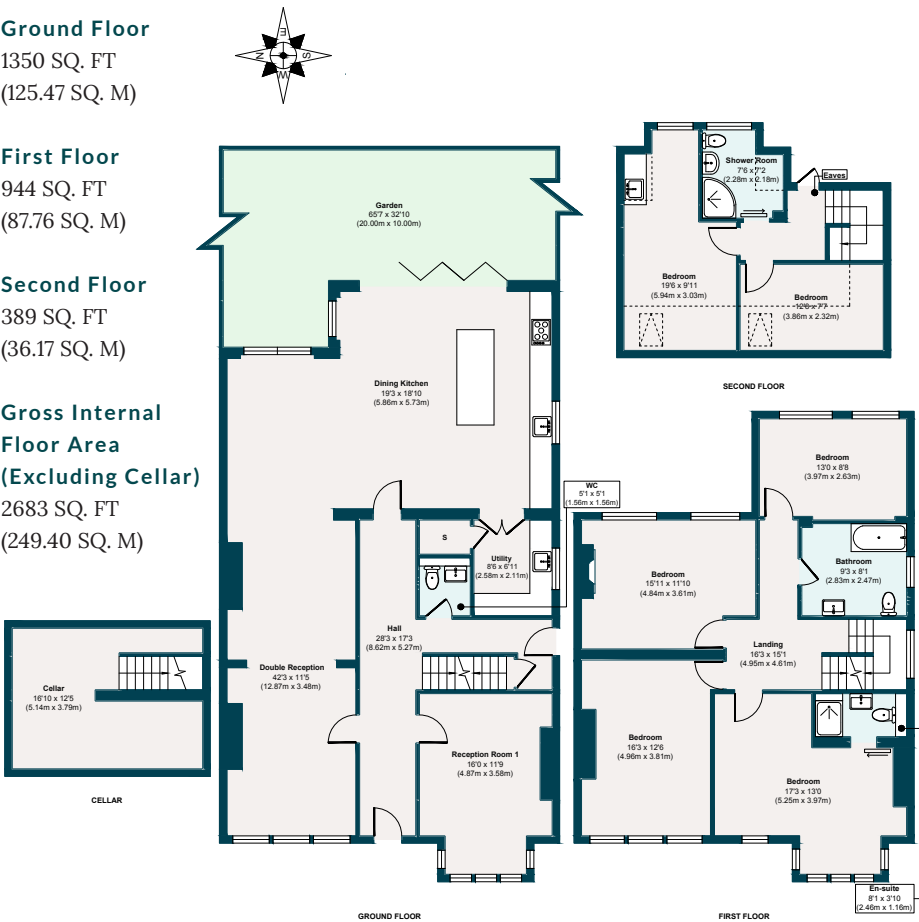


Illustration for identification purposes only, measurements are approximate, not to scale.

The neighbourhood



GETTING AROUND

Manor Park Underground station (Elizabeth line) is only 12 minutes on foot. From here, it's just a short 14-minute journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops

also run regular services to Stratford. Woodgrange Park Overground (Suffragette line) is just 20 minutes away, too.

IN THE NEIGHBOURHOOD

Wanstead Park Avenue is part of the Aldersbrook Conservation Area and 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 (15 minutes on foot) also provides a beautiful carpet of bluebells every spring. The friendly Aldersbrook Riding School is just a ten-minute walk around the corner, offering sessions and classes for all ages and abilities.

You're also spoilt for choice when it comes to shops and amenities, being close to Wanstead, Leytonstone High Road and Forest Gate. The current owners particularly recommend The Golden Fleece (8 minutes' walk) and the Leytonstone Tavern for drinks and good pub grub.

Other local favourites include the Rookwood 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 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, Rambles Café, and Wild Goose Bakery for fabulous custard tarts.

SCHOOLS

Aldersbrook Primary School (rated 'Outstanding' by Ofsted) is just 14 minutes' walk, while Sir John Heron Primary School (rated 'Good') is 22 minutes on foot. You'll also find Buxton Primary & Secondary School ('Good') within 37 minutes, and several nurseries nearby.

A note from the owners

“This is the most wonderful place to entertain guests. We have loved bringing up our children here and spending time with friends and family in both the house and garden. The house has some local historical colour as it was previously owned by the Mayor of Newham, Arthur Frank George Edwards, who was a Labour politician of notoriety. We recently met with the executor of his will, who was holding all the historic documents, titles and deeds relating to the house, all the way back to the plot purchase in 1901. These are all quite interesting, and we will obviously pass them on to the new owner.”



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