

elliott  james

P R I M E R E S I D E N T I A L

P R E S E N T S

Blake Hall Road, London



E | J James

Blake Hall Road, London

“ CHAIN FREE

This beautiful and characterful semi-detached property occupies a prime position in one of Wanstead's most desirable locations and is offered to the market with no onward chain. Retaining many original features, the home provides an exciting opportunity for refurbishment and modernisation, with scope to create a stylish family residence that blends contemporary living with period charm.

The property offers significant potential for extension and development (subject to planning consent), particularly at basement level, which currently comprises a large main room, two stores, a utility room, rear hall, stairwell, and WC.

On the ground floor, a welcoming entrance porch opens into a spacious hallway with an elegant staircase leading to the first floor. Two generously sized reception rooms feature high ceilings, attractive fireplaces, and period detailing, while a large kitchen/diner provides direct access to the rear garden and flows into a cosy study or breakfast room with its own closed fireplace.

Upstairs, an airy landing leads to four well-proportioned bedrooms, all with fireplaces (some concealed) and three with fitted storage. The principal bedroom enjoys a bay-fronted aspect and an attractive feature fireplace. A contemporary shower room and separate WC complete the first-floor accommodation.

Externally, the property benefits from a gated driveway offering off-street parking and a mature front garden with established shrubs and trees. To the rear, an extensive lawned garden is enclosed by mature planting, providing a high degree of privacy and a wonderful outdoor space.

Situated opposite Aldersbrook Lawn Tennis Club and within easy reach of Wanstead High Street, the property enjoys close proximity to excellent local schools, shops, and amenities. Transport links are superb, with nearby stations including Wanstead Park, Forest Gate, Leytonstone, and Leytonstone High Road, as well as convenient access to the A406, A12 and M11.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



Daniel Thomas
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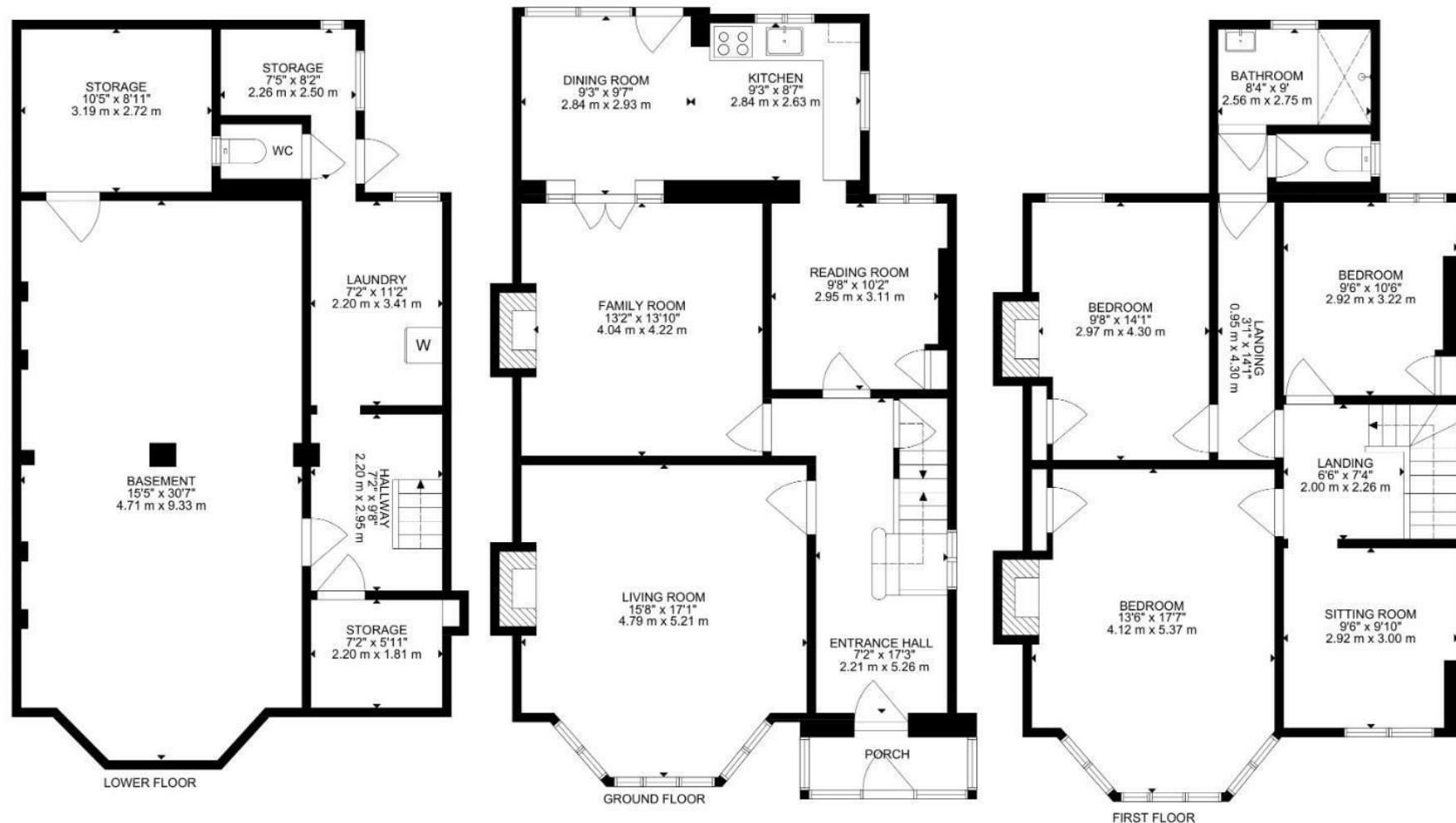


An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

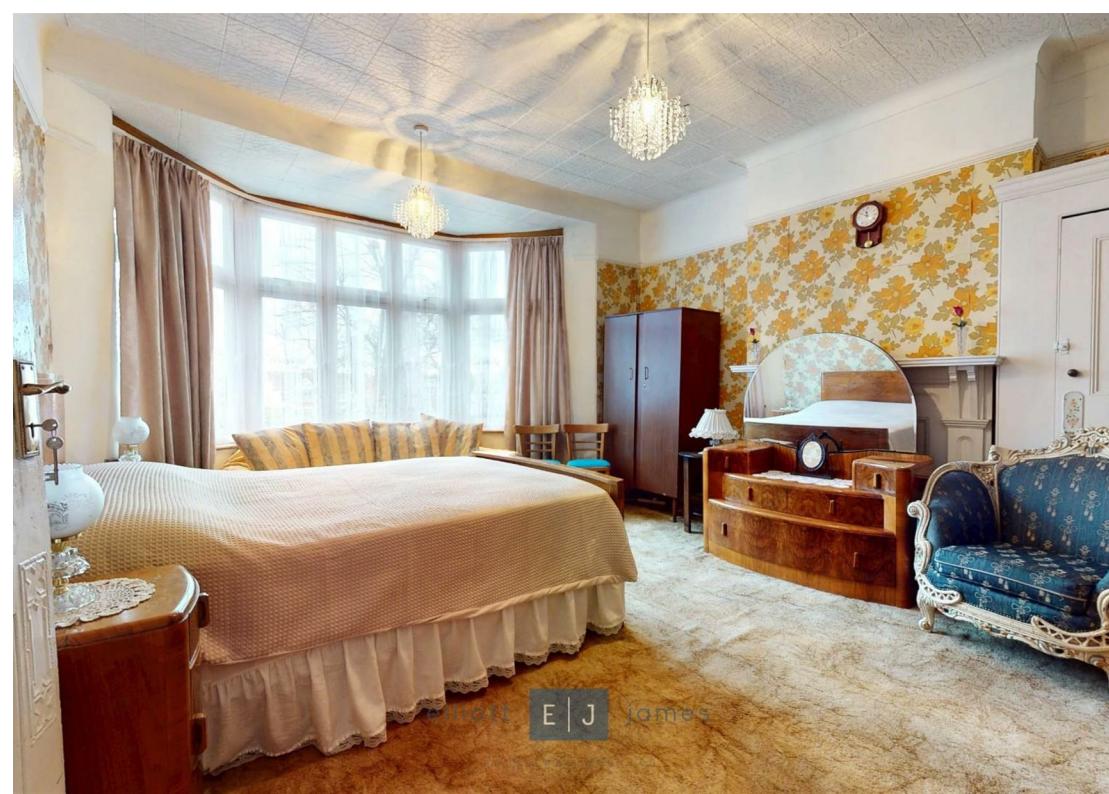
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Sqft 2538.00 sq ft	Type House - Semi-Detached	Style 1909
Bedrooms 4	Receptions 3	Bathrooms 1
Tenure Freehold	Local Authority Redbridge	Tax Band E

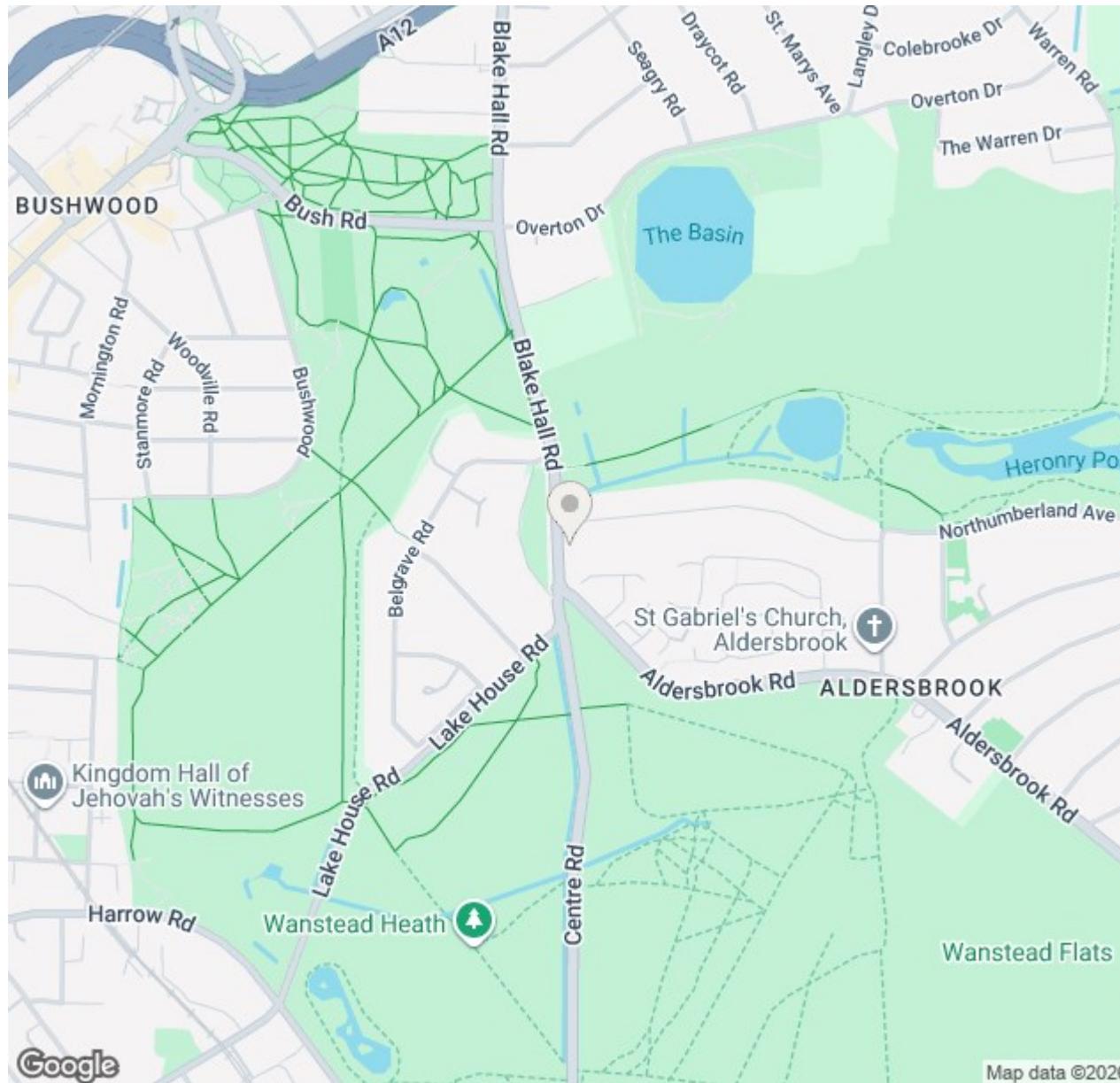
PLANS



GROSS INTERNAL AREA
 LOWER FLOOR: 77 m², 828 SQ FT, GROUND FLOOR : 85 m², 914 SQ FT,
 FIRST FLOOR : 74 m², 796 SQ FT
 TOTAL: 236 m², 2538 SQ FT
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72
(81-91)	B	55
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	D	

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	D	

England & Wales



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