



YOUR HOME IS YOUR CASTLE

BELGRAVE HEIGHTS

- WANSTEAD, LONDON -



Wanstead is located in the London Borough of Redbridge, which went up by 18% (August 2015 - August 2016). It is located on the boundary of Newham, which went up by 24% (August 2015 - August 2016).

The town has a largely suburban feel, containing open grasslands such as Wanstead Flats and the woodland of Wanstead Park (part of Epping Forest).

The park, with artificial lakes, was originally part of the estate of a large stately home Wanstead House, one of the finest Palladian mansions in Britain, from its size and splendour nicknamed the English Versailles, and the architectural inspiration for Mansion House, London.

It is also home to Wanstead Golf club, which has hosted many of the major events in the Essex County calendar.

The main road going through Wanstead is the A12 which is a major road in England. The A406 is within a short drive too.





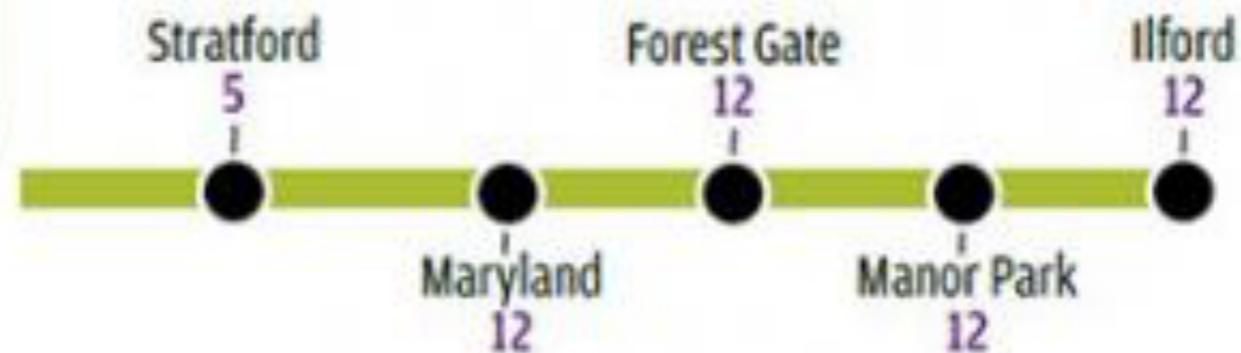
Wanstead is a London Underground station on the Central line.

Explore the shops of Oxford Street which is 27 minutes away by tube.

We are 5 minutes' drive from 3 future Crossrail Stations (Forest Gate, Manor Park & Maryland).



MINUTES SAVED ON JOURNEYS TO AND FROM TOTTENHAM COURT ROAD BY CROSSRAIL





Visit the largest shopping mall in Europe, Westfield Stratford, just 3 stops away.

The City of London and Bank Station are 19 minutes by tube.

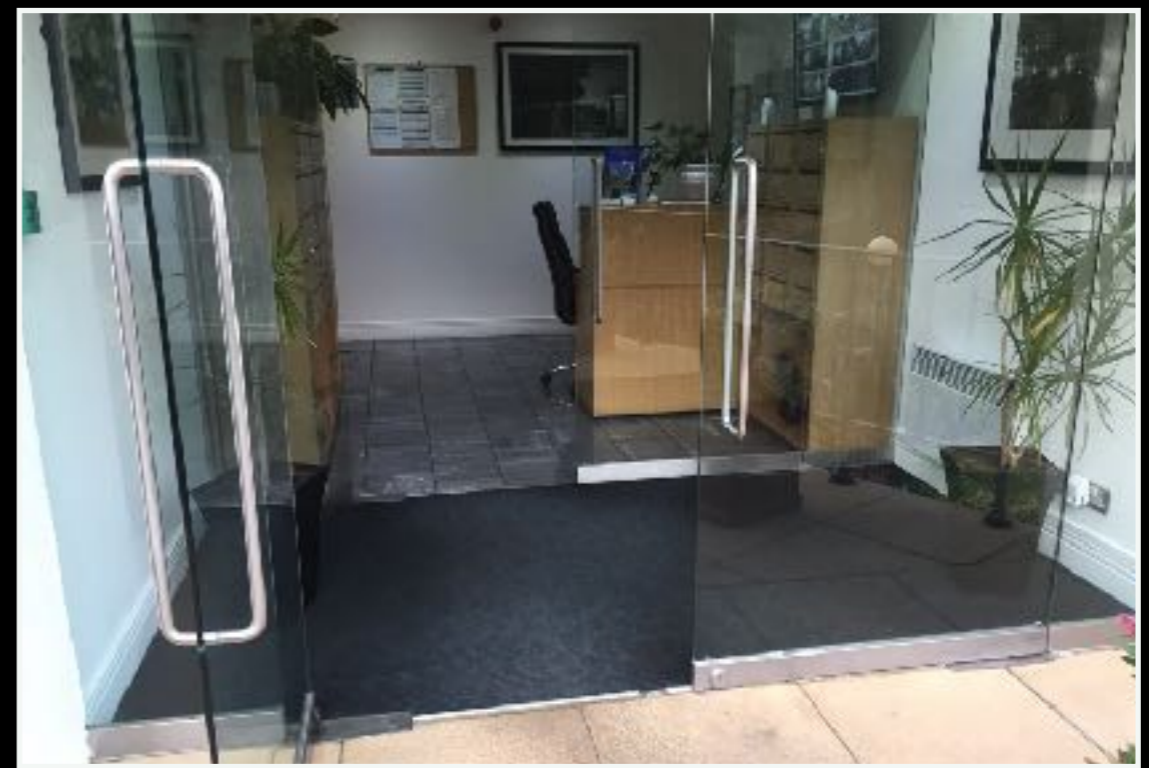


Flat 5, Belgrave Heights

PRICE: £375,000



Located in a Secure Private Gated development.
Stunning purpose-built apartment on the Upper Ground Floor.
On-site Concierge.





CCTV monitored private allocated secure off-street parking.





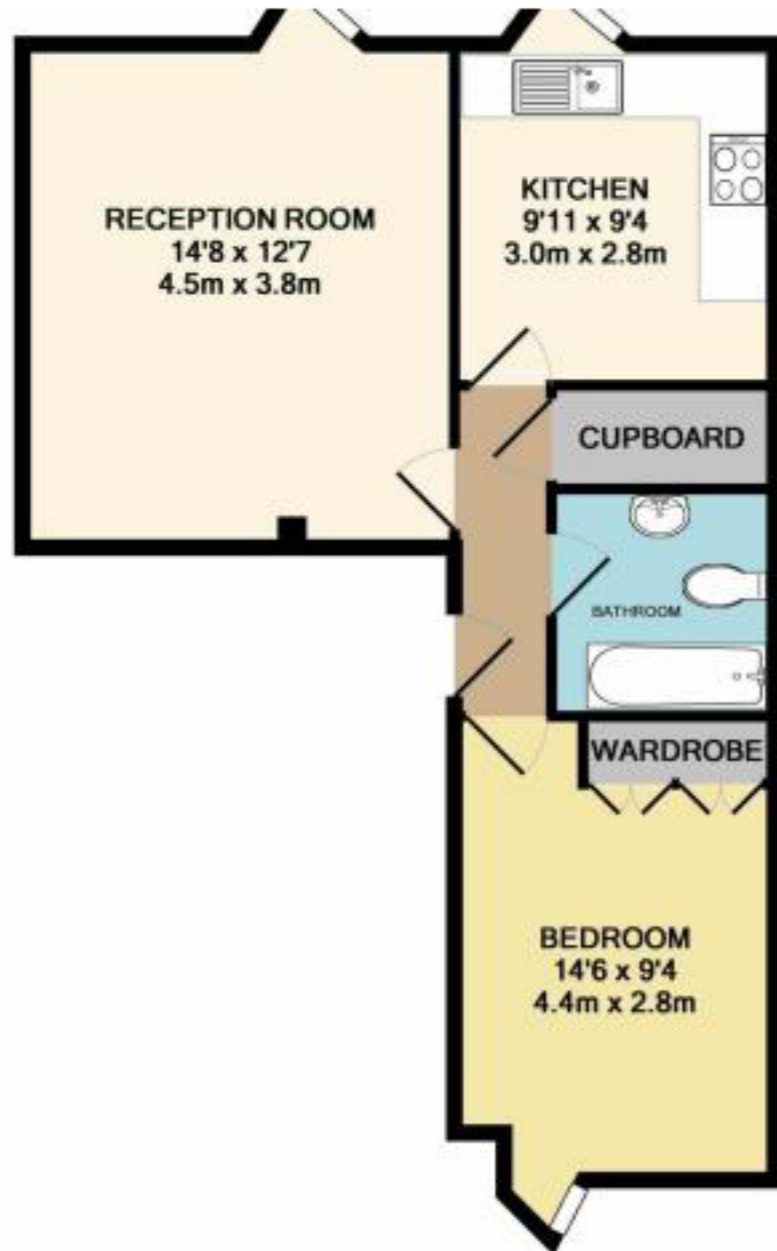
A Spacious Lounge furnished with blinds table, drawers & storage; Spacious storage cupboard inside the apartment; A Separate Modern Fitted Kitchen with dishwasher, washing machine and fridge freezer.



The Bathroom has a bath, shower & Heated Towel-Rail.


Spacious Double Bedroom with built-in wardrobes, blinds and views of woodlands.

Floor Plan



BELGRAVE HEIGHTS
TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.3 SQ.M.)

EPC

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		74
(55 - 68) D	57	
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SPECIFICATION

Address: Flat 5, 5 Belgrave Heights, 26 Belgrave Road, London, E11 3RE

Hallway

Entry phone system
Radiator
Storage cupboard
High quality fireproof doors

Reception Room

Double glazed windows
Blinds
TV cabinet
Sofa
Wall cabinet
Radiator

Kitchen

Built-in units
Fridge & freezer
Electric cooker & oven
Integrated dishwasher
Floor heating
Washing machine

Bedroom

Built-in cupboards
Blinds
Double bed
Radiator

Bathroom

Bath with shower
Heated towel-rail
Shaving plug points
Commode
Sink

Gardens

Landscaped and well maintained communal garden

Security

Gated development
CCTV throughout building, grounds and carpark
Concierge



Nearby Schools: Primary Schools

1	Davies Lane Primary School 0.4 miles away State school	Ofsted: Outstanding	
2	George Tomlinson Primary School 0.5 miles away State school	Ofsted: Good	Not oversubscribed in 2018 Inside admission area in 2016
3	St Joseph's Convent School 0.5 miles away Independent school	N/A	
4	Our Lady of Lourdes RC Primary School 0.6 miles away State school	Ofsted: Good	Oversubscribed in 2015
5	Aldersbrook Primary School 0.6 miles away State school	Ofsted: Outstanding	Oversubscribed in 2016 Inside admission area in 2016
6	Buxton School 0.7 miles away State school	Ofsted: Good	Not oversubscribed in 2019 Inside admission area in 2016
7	Mayville Primary School 0.8 miles away State school	Ofsted: Good	
8	Wanstead Church School 0.9 miles away State school	Ofsted: Good	Oversubscribed in 2015
9	Gwyn Jones Primary School 0.9 miles away State school	Ofsted: Good	Oversubscribed in 2016 Outside admission area in 2016
10	The Jenny Hammond Primary School 1 mile away State school	Ofsted: Good	Oversubscribed in 2018 Inside admission area in 2018

Nearby Schools: Secondary Schools

1	Buxton School 0.6 miles away State school	Ofsted: Good	Not oversubscribed in 2016 Inside admission area in 2016
2	Connaught School for Girls 0.6 miles away State school	Ofsted: Good	Oversubscribed in 2016 Inside admission area in 2016
3	Wanstead High School 0.9 miles away State school	Ofsted: Good	Oversubscribed in 2016 Inside admission area in 2018
4	Leytonstone School 0.9 miles away State school	Ofsted: Good	Not oversubscribed in 2015 Inside admission area in 2016
5	Lycium Newham 1 mile away Independent school	N/A	
6	Norlington School and 6th Form 1 mile away State school	Ofsted: Good	
7	Forest Gate Community School 1.2 miles away State school	Ofsted: Outstanding	
8	Leyton Sixth Form College 1.3 miles away State school	-	
9	Lantern of Knowledge Secondary School 1.4 miles away Independent school	Ofsted: Requires improvement	
10	Forest School 1.4 miles away Independent school	N/A	



Kingsriver is a property developer based in London, UK.

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We pride ourselves in adding value to properties all across UK by doing conversions, full renovations and refurbishments.

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Our aim is to ensure that our developments have exemplary living standards for all our clients.

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