

TOTAL FLOOR AREA : 4026sq.ft. (374.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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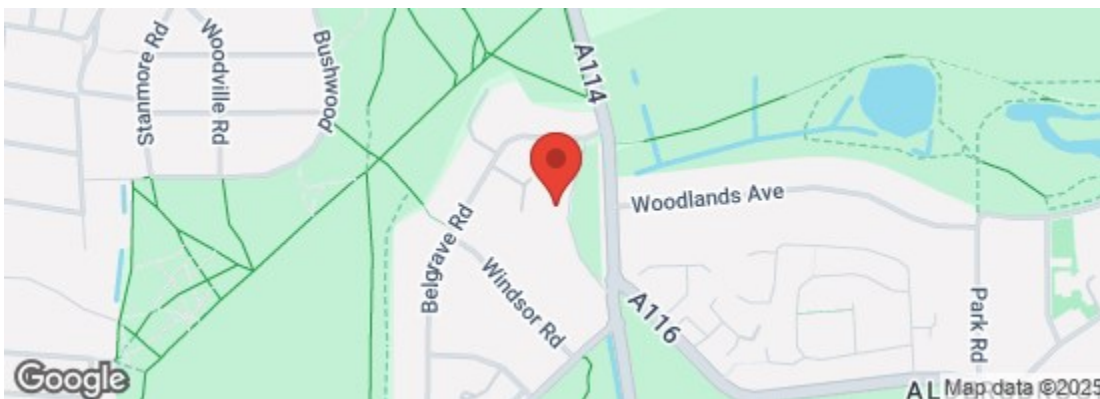
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Council: Redbridge | Council Tax Band: G | Floor Area: 4026.00 sq ft

Blake Hall Crescent, Wanstead, E11 3RH
 £1,850,000 Freehold

Bedrooms: 6 | Reception Rooms: 3 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**



** No chain - Available to view from Saturday 21st of September by appointment **



Churchill estates are privileged to present for sale this unique, imposing and grand semi-detached family home, located on the sought after Lake House estate and within the quiet cul-de-sac of Blake Hall Crescent.

Offering a rare opportunity to acquire an expansive abode that measures in excess of 4000 sq.ft, with room proportions to suit every need and ample scope to re configure should it be required.

As you approach the property via the well tended front garden, you are greeted by a welcoming and impressive entrance hall with attractive parquet flooring that leads into three generous receptions that all feature beautiful bay windows and fireplaces, additional dining / breakfast room, good size fitted kitchen with a range of wall and base units and a ground floor WC.

The lower ground floor is accessed via two separate staircases that lead to a utility room along with workshop / additional storage and a rarely found Billiards room that currently accommodates a full size snooker table, ornate fireplace, wine cellar, further sub-floor storage, two windows and a door leading out to the garden.

On the first floor you will find five bedrooms that are all generous in size, with the main offering an en-suite bath, two bedrooms that include bright bay windows, one of which has a shower, fully tiled bathroom with separate WC and ample built in storage on the landing. The top floor offers three further rooms with one currently utilised as another double bedroom, whilst the remaining two are currently used as easily accessible storage with additional eaves space remaining.

In our opinion the rear garden is a rare gem that you will truly need to experience in person. Currently divided into three sections with the first measuring approx 73ft x 67ft and boasting a sizeable lawn, mature shrub borders and surrounding trees that provide privacy. Directly behind you will find an even more secluded garden that measures approx 89ft x 92ft which comprises raised beds, sunken pond with seating area surrounding and a summer house overlooking the pond. The last section of the garden used to be home to a former tennis court measuring approx 117ft x 57ft and offers rear access via Belgrave Road. Overall the site extends over 0.6 acres.

Externally this property features two brick built garages with one featuring an inspection pit and room to accommodate most cars, second garage measuring approx 30ft in length, side access in between both and the front driveway offers parking for multiple vehicles. Whilst on arrival you would expect a typical layout over two floors, once inside you will find a home that is arranged over four storeys and an internal viewing is strongly advised to fully appreciate what this property offers.

