



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£425,000

Leasehold

3x 1x 1x

**Little Holt, New
Wanstead, Wanstead,
London E11**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Large second floor flat
- Private balcony
- Communal grounds and permit parking
- Close to Snaresbrook Central Line station and local shops
- In ideal first purchase or buy to let investment

Accommodation

SECOND FLOOR

Entrance Hall

Lounge/Diner: 14'11 x 12'3 (4.55m x 3.74m)

Balcony

Kitchen: 14'5 x 9'4 (4.40m x 2.85m)

Bedroom 1: 14'1 x 9'5 (4.30m x 2.87m)

Bedroom 2: 11'8 x 9'7 (3.56m x 2.92m)

Bedroom 3: 8'10 x 7'1 (2.69m x 2.16m)

Bathroom

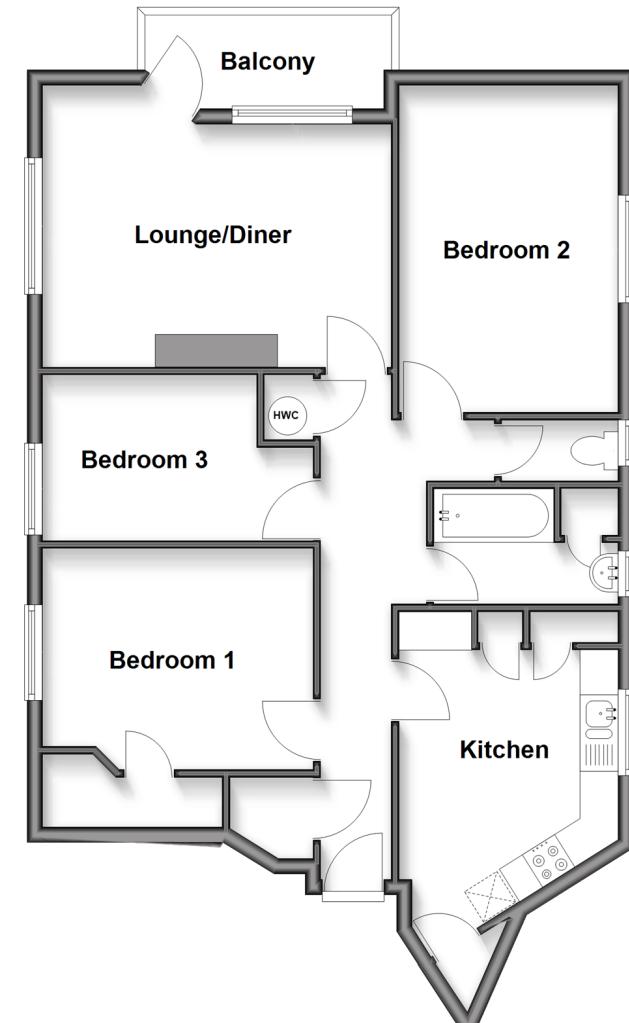
Separate Toilet

OUTSIDE

Storage Lock Up

Second Floor

Approx. 76.8 sq. metres (826.8 sq. feet)



Call Wanstead - 020 8530 3741 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



CURRENT:
C(69)

POTENTIAL:
B(82)



53210580/20250813/RUM/RUM