



Directions

Viewings

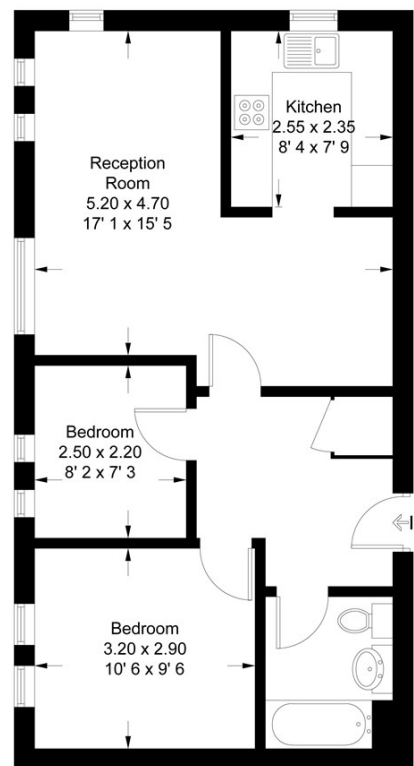
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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



Victory Road
Approximate Gross Internal Area = 583 sq ft / 54.2 sq m



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

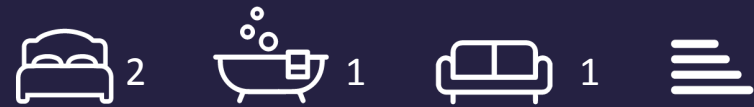
32 Victory Road, Wanstead, E11 1UL

Asking Price £360,000

- Ground Floor Apartment
- Spacious Reception Room
- Communal Gardens
- No onward chain
- Two Bedrooms
- Allocated Parking
- Close to Snaresbrook Central Line Station (0.5 Miles)

32 Victory Road, Wanstead E11 1UL

Petty Son and Prestwich are pleased to offer this two-bedroom ground floor apartment set within a sought after development and just 0.5 miles from Snaresbrook Station and Wanstead's vibrant High Street. The apartment is offered with no onward chain.



Council Tax Band: D



Situated on the ground floor, the property is easily accessible via the secure communal entrance door and once inside the neutrally decorated space can be appreciated.

Offering natural light from the dual aspect windows the large reception room has space for a sofa as well as a dining room table and chairs. There is a separate kitchen fitted with base and wall units with integrated oven, hob and extractor. There are two bedrooms and a part tiled bathroom with white suite which completes the accommodation.

Externally are well maintained communal gardens plus an allocated parking space. Snaresbrook Central Line Station is just 0.5miles away and is set at the foot of Wanstead High Street offering an array of independent shops, boutiques, excellent restaurants and coffee bars. As well as The Central Line Station transport links include local bus routes and easy road access to The North Circular, The M11 and M25.

The apartment is offered with no onward chain.

EPC Rating: D63

Council Tax Band: D

Service Charge: £1456 per annum

Ground Rent: £100 Per annum

Lease Information: 125 years from 1st January1994
(95 years currently remain)

Reception Room

17'0" x 15'5"

Kitchen

8'4" x 7'8"

Bedroom

10'5" x 9'6"

Bedroom

8'2" x 7'2"