



Directions

Viewings

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

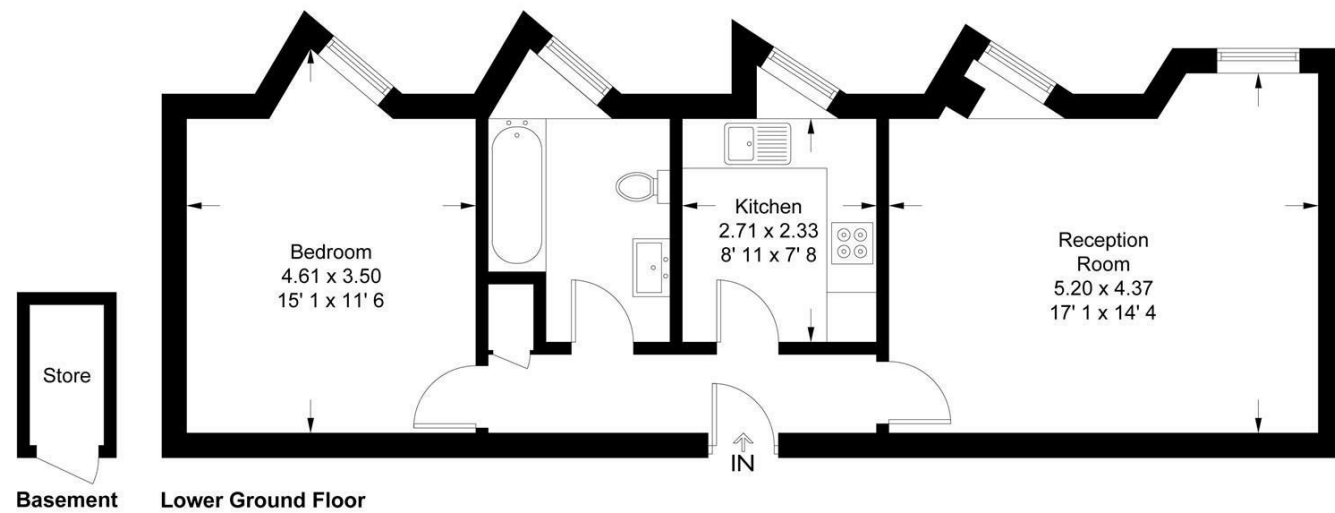
EPC Rating

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Belgrave Heights

Approximate Gross Internal Area = 585 sq ft / 54.4 sq m
Store = 16 sq ft / 1.5 sq m
Total = 601 sq ft / 55.9 sq m



4 Belgrave Heights, 26 Belgrave Road, Wanstead, E11 3RE

£345,000

- Spacious one bedroom apartment
- Well presented
- Secure storage unit
- Located on the lower ground floor
- Gated development with concierge
- 1 Mile to Wanstead Station
- Parking and well-maintained communal grounds

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.

26 Belgrave Road, Wanstead E11 3RE

A beautifully presented one-bedroom apartment positioned on the lower ground floor in this immaculate block, benefitting from a front of house concierge, lift, well maintained communal grounds and secure parking.

Situated within a secure gated development in the popular Lake House Estate, Belgrave Heights is surrounded by park and forest land, but being just a few miles from the City, a mere 1 miles from Wanstead's vibrant High Street with its eclectic mix of shops, bars, restaurants, two underground stations and beautiful green spaces. Being on the lower ground floor allows easy access when carrying in the shopping. The property itself is beautifully presented and fantastically light, with crisp white walls and warm wooden flooring running throughout the entrance hall and into the main living space. The lounge/diner is nice and light thanks to the double windows and offers plenty of space for entertaining family and friends. The separate kitchen is modern and has plenty of work space for preparing the evenings meal. There is a contemporary bathroom with a shower over bath and a spacious double bedroom. In addition to the concierge service there are beautifully maintained communal grounds, gated parking, and a handy storage unit in the basement ideal for keeping the bikes and suitcases.



Council Tax Band:



EPC Rating: D56

Council Tax Band: C

Lease Information: 999 years from 12 March 1999
(974 years currently remain)

Service Charge: £2902 per annum (reviewed annually)

Ground Rent: £100 per annum

Kitchen

8'11" x 7'8"

Reception Room

17'1" x 14'4"

Bedroom

15'1" x 11'6"

