



Directions

Viewings

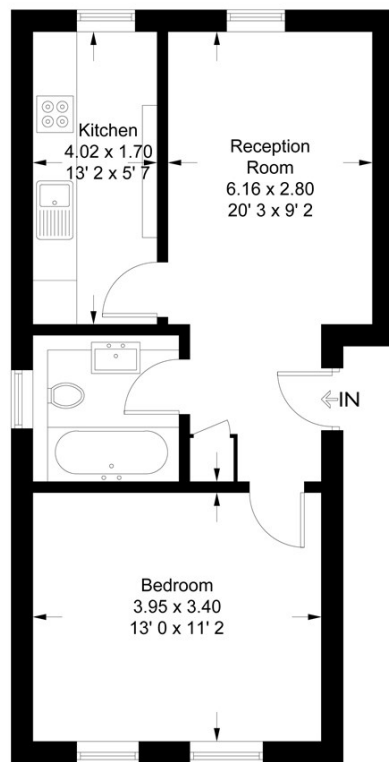
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

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	

Falcon Way

Approximate Gross Internal Area = 443 sq ft / 41.2 sq m



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.



3 Falcon Way, Wanstead, E11 1SX

Asking Price £340,000

- One double bedroom maisonette
- Separate kitchen and reception room
- Communal gardens
- Space for desks home working in both the living room and bedroom
- EPC Rating: D64
- First floor
- Double glazed
- Allocated parking
- 0.5 miles to George Lane, South Woodford Station and Snaresbrook Station (via shortcut)
- Council Tax Band: C

3 Falcon Way, Wanstead E11 1SX

Petty Son and Prestwich are pleased to offer for sale this spacious one double bedroom first floor maisonette, situated in a sought-after location within easy access to both Snaresbrook and South Woodford Underground stations (0.5miles), with fast direct access to the City and West End.

Conveniently located for both Wanstead High Street and George Lane, the new owners can enjoy a vast array of independent shops, boutiques, excellent restaurants, bars, coffee shops and the expansive, leafy green of both Christchurch and George Green nearby. A short cycle ride away and you can find yourself in the stunning surroundings of Wanstead Park with its ornamental ponds, historic monuments and forest land, in addition to Wanstead Golf Course and Epping Forest.

The accommodation is comprised of a large double bedroom, a spacious bathroom with a window for natural ventilation, fitted kitchen and separate reception room. The kitchen provides ample surface and storage space, whilst there is a handy breakfast bar to have your lunch or a catch-up coffee on with a friend. The separate reception room is not only spacious enough to house a dining table and sofa, but by having the kitchen separate it avoids any cooking smells flooding the living area.

The property also enjoys both well-maintained, communal gardens to the front and back (perfect for secure bike storage) and an allocated parking space to the rear of the home.

EPC Rating: D64
Council Tax Band: C
Lease Information: 999 years from 1st January 1980 (955 years currently remain)
Service Charge: N/A
Ground Rent: N/A

RECEPTION ROOM

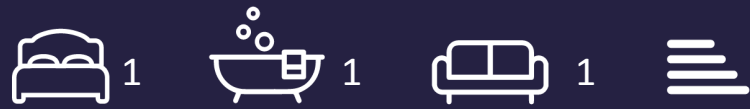
20'3" x 9'2"

KITCHEN

13'2" x 5'7"

BEDROOM

13'0" x 11'2"



Council Tax Band: C

