



Louise Court, Grosvenor Road, Wanstead

Offers In Excess Of £415,000 Leasehold

- Two double bedrooms
- Spacious reception room
- Communal gardens
- Off street parking and garage
- 0.4 Miles to both Central Line Stations
- Top floor
- Central Wanstead location
- No onward chain
- 0.1 miles to Wanstead High Street
- Garage en bloc

Petty Son and Prestwich are pleased to offer for sale this delightful two bedroom purpose built flat, positioned in the picturesque, tree-lined Grosvenor Road.

Located on the highly sought after Grosvenor Road, in the heart of Wanstead, just 0.1 miles from Wanstead High Street and it's two Central Line Stations (0.4 miles), Petty Son and Prestwich are pleased to offer for sale this spacious, two double bedroom, top floor apartment.

Known for its tree-lined street, characterful properties and convenient location, Grosvenor Road is the perfect location for those looking to enjoy peace and quiet but be within a short walking distance from the array of shops and restaurants that Wanstead High Street has to offer. It is also within equal walking distance of both Wanstead and Snaresbrook Central Line stations (0.3 miles), making it ideal for city commuters!

The property is located on the top floor of a small block offering the new owners peaceful views over Wanstead and the communal gardens.

The accommodation is comprised of a large reception room with views over the communal gardens, with the spacious kitchen offering plenty of storage and work surface space. The master bedroom is a fantastic size and has plenty of space for wardrobes and bedside tables, whilst the second bedroom could also double up as an office space, ideal for those working from home. The hallway also benefits from a good size storage cupboard.

The apartment also has the fantastic advantage of a garage en bloc, communal gardens, resident parking and being sold with no onward chain.

EPC Rating: D57
Council Tax Band: C
Lease Information: 125 years from 21st January 2002 (103 years currently remain)
Service Charge: £2223 per annum (reviewed annually)
Ground Rent: £120 per annum

RECEPTION ROOM

17'7" x 12'5"

KITCHEN

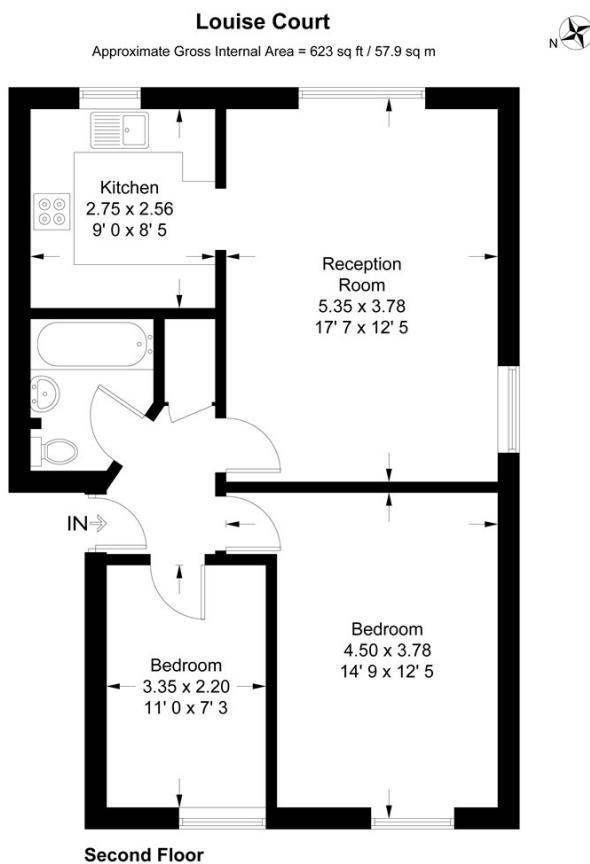
9'0" x 8'5"

BEDROOM

14'9" x 12'5"

BEDROOM

11'0" x 7'3"



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.