



New Wanstead, Wanstead

Offers In Excess Of £499,000 Leasehold - Share of Freehold

- Two double bedrooms
- First floor
- Balcony
- 0.1 miles to Snaresbrook Station
- Share of freehold
- Garage en-bloc
- Spacious reception room
- Sought after location
- Communal garden and parking

An extremely spacious first floor, two double bedroom apartment with garage en-bloc, situated in the iconic 'Hollies' development in central Wanstead, a stone's throw from Snaresbrook Central Line Station.

The development enjoys gated communal and visitors parking, well-tended communal grounds, security entry and lift. Positioned in central Wanstead on the corner of Wanstead High Street and New Wanstead Road, the Hollies is a well known landmark to locals. Upon exiting the development, Wanstead's popular shops, bars and restaurants can be enjoyed almost immediately, and Snaresbrook (0.1 miles) and Wanstead (0.4 miles) Central Line Station's are just a short walk away, making it perfect for those that need quick and easy access to the City. With a private garage en-bloc, gated visitors and communal parking as well as well-tended communal gardens surrounding the development, The Hollies is well catered for in terms of parking and outside space. With all owners owning a share of the freehold, all residents have a direct input into how the building is managed. Currently the development is the process of a series of large-scale improvements, including upgrading the lifts and external security gate and updating the communal hallways. The apartment is, like all off the apartments within the development, exceedingly light and spacious throughout, offering approximately 850 square feet of living accommodation. The central hallway provides access to two large double bedrooms, the principal of which has fitted wardrobes and plenty of room for a double bed and desk, but both with a generous amount of floor space. The bathroom provides a large walk-in shower and vanity unit with plenty of fitted storage. The accommodation is completed with a spacious and light lounge/diner leading to a balcony with enough space for a table and chairs.

EPC Rating: C78

Council Tax Band: D

Lease Information: 199 years from 1st July 2004 (179 years currently remain)

Service Charge: £6,242.18 per annum (currently being reviewed annually)

- £186.94 paid monthly (£2243.28 per annum) which is reviewed annually.

- An additional £3999.90 reserve fund per annum, covering ongoing works to the bloc

Ground Rent: £100 per annum

RECEPTION ROOM

24'8" x 12'7"

KITCHEN

12'1" x 7'11"

BEDROOM

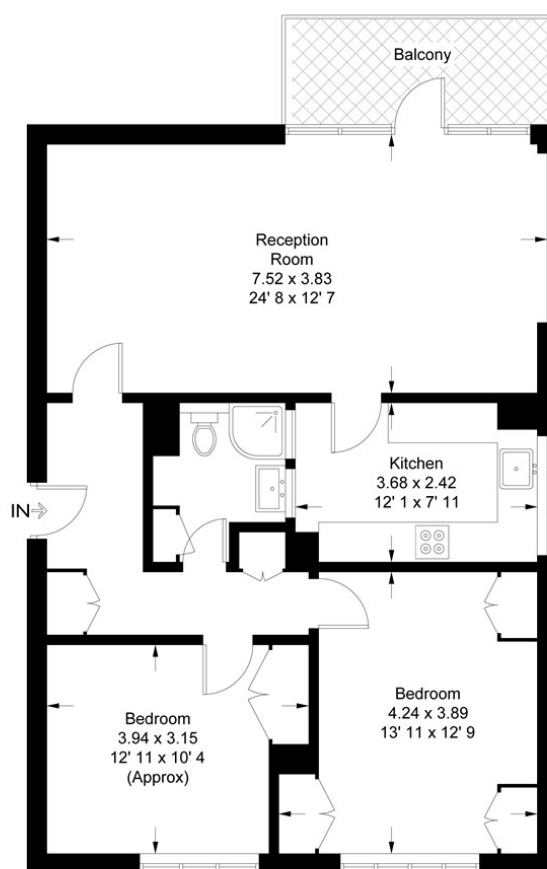
13'11" x 12'9"

BEDROOM

12'11" x 10'4"

The Hollies

Approximate Gross Internal Area = 863 sq ft / 80.2 sq m



First 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.