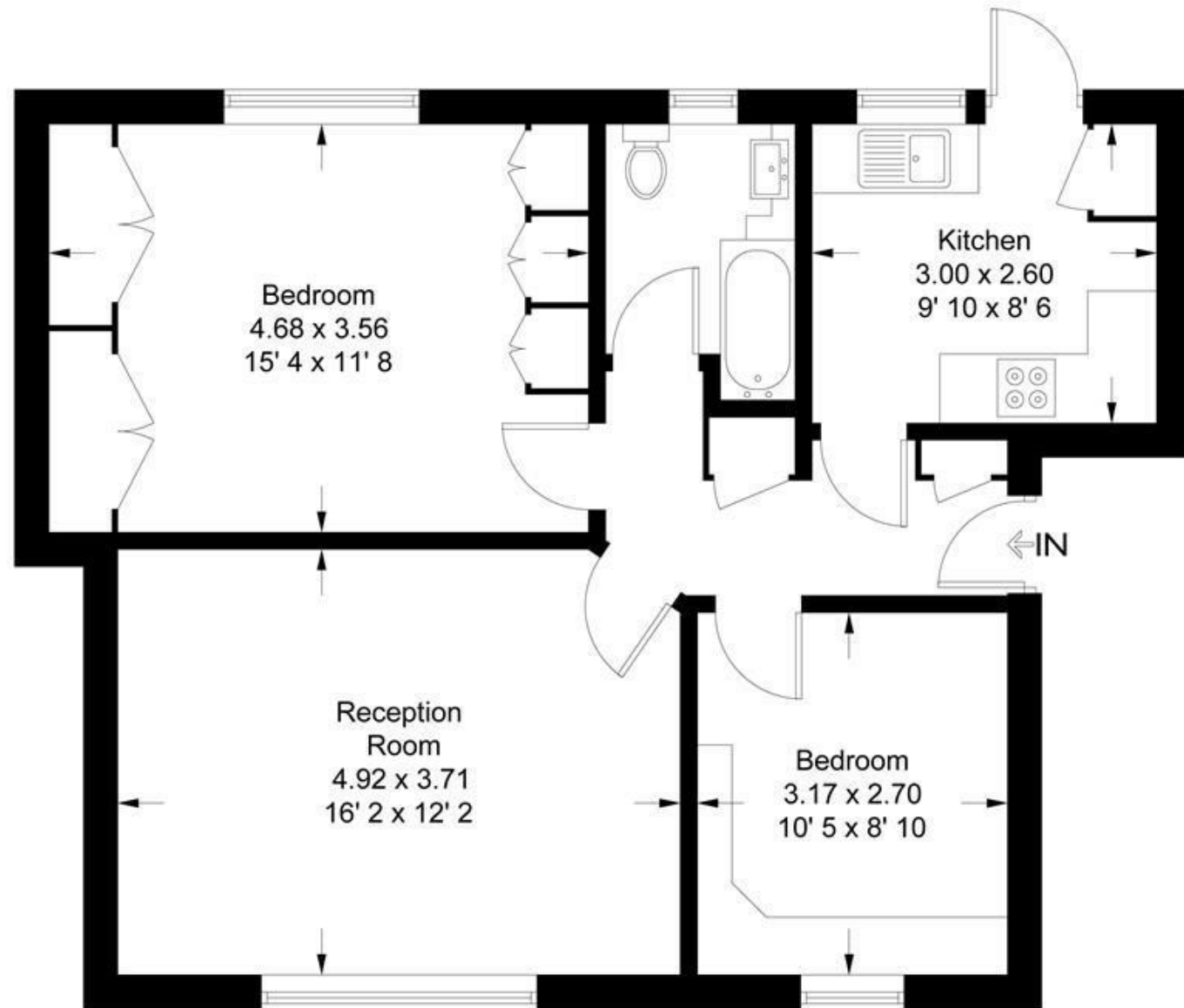


## The Shrubbery

Approximate Gross Internal Area = 679 sq ft / 63.1 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.



### Grosvenor Road, Wanstead

Offers In Excess Of £480,000 Leasehold

- Rarely available ground floor apartment
- Two double bedrooms
- 450 Feet from Wanstead High Street
- In need of some updating
- Chain free
- Iconic Wanstead Art Deco Development
- Very large principal bedroom
- Large lounge/diner
- Long lease

# Grosvenor Road, Wanstead

**\*SOLD BY PETTY SON AND PRESTWICH\*** Rarely available, Petty Son & Prestwich are delighted to offer this ground floor, this two double bedroom apartment, moments from Wanstead High Street.

Located at the beginning of Grosvenor Road, The Shrubbery is an iconic Grade II listed development within central Wanstead. Built in 1935 by Cockett, Henderson and Gillow for the North-East Property Company Ltd, the elegant Art-Deco style block is moments from Wanstead High Street (450 feet) and two central Line Stations, yet this particular apartment is set within the central block, enjoying the greatest distance from the road adding to the peace and tranquillity.

Internally the spacious rooms and large windows give a lovely, light feel inside the apartment, and although the home needs some updating, original, solid wood parquet flooring has been retained and runs throughout the majority of the home – a stunning feature to be retained and treasured. A generous hallway with two storage cupboards leads to a well-proportioned bathroom, fantastic lounge/diner, two double bedrooms with the principal measuring a similar square footage to the main living space, and a well laid out kitchen with direct access to the communal grounds. With extensive external works already paid for and in the process of being completed, the new owner will benefit from a development that has been recently improved upon, in addition to a long lease and no onward chain.

EPC Rating: D65

Council Tax Band: C

Lease Information: 230 years from 25th March 1958 (163 years currently remain)

Service Charge: £1,576.32 P/A (Reviewed annually)

Ground Rent: Peppercorn (Reviewed annually)

## Lounge/Diner

16'2 x 12'2

## Kitchen

9'10 x 8'6

## Bedroom one

15'4 x 11'8

## Bedroom Two

10'5 x 8'10



Council Tax Band: C

