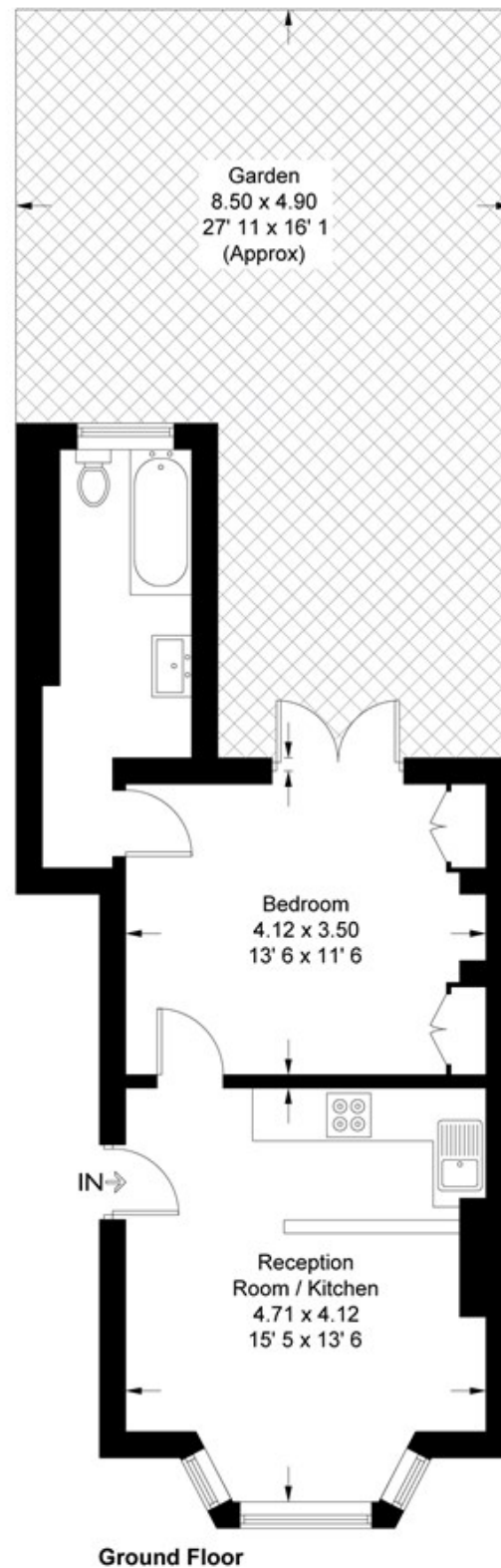


Nightingale Lane

Approximate Gross Internal Area = 425 sq ft / 39.5 sq m



Nightingale Lane, Wanstead Asking Price £320,000 Leasehold

- One bedroom ground floor conversion
- Fitted wardrobe space in bedroom
- Impressive bay window
- Snaresbrook & Wanstead Station (0.4 miles)
- Private garden with direct access
- Large bathroom
- No onward chain
- Wanstead High Street (0.2 miles)

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.

Nightingale Lane, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son and Prestwich are pleased to offer for sale this spacious one-bedroom garden flat, that forms part of a stunning double fronted Edwardian house that was converted several years ago.



Council Tax Band: B

Nestled within the heart of the 'Wanstead Village', located on the characterful Nightingale Lane, this property is well positioned for Wanstead High Street (0.2 miles) with its shops, restaurants and bars, a smaller parade of shops on Nightingale Lane as well as the popular pubs The Duke and The Nightingale. The property is also within walking distance of both Snaresbrook and Wanstead tube station (0.4miles).

The accommodation is comprised of an open plan kitchen/lounge, which features a stunning bay window and high ceiling that creates a sense of space. The large double bedroom to the rear has the advantage of fitted wardrobes and leads to a large bathroom with an overhead shower and plenty of storage space.

The icing on the cake with this flat is direct access to your own private garden, which is low maintenance, secluded area to enjoy the summer sun in.

EPC Rating: D66

Council Tax Band: B

Lease Information: 189 years from 24th March 1984 (149 years currently remain)

Service Charge: £1200 Per Annum

Ground Rent: N/A

RECEPTION ROOM/KITCHEN

15'5" x 13'6"

BEDROOM

13'6" x 11'6"

