

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.



Victory Road, Wanstead

Offers In Excess Of £318,500 Leasehold

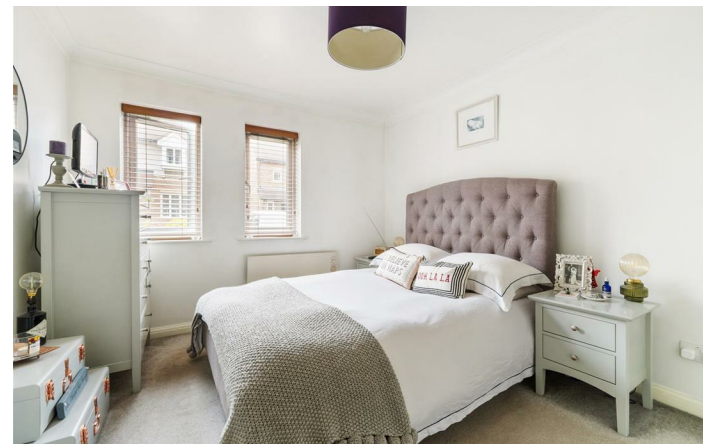
- One double bedroom
- Modern kitchen and bathroom
- Purpose built apartment
- Allocated parking space
- Ground floor
- Spacious reception room
- Positioned in a quiet cul-de-sac
- 0.4 miles to Snaresbrook Station & Wanstead High Street

Victory Road, Wanstead

Petty Son & Prestwich are delighted to offer this one double bedroom, ground floor, purpose built apartment,



Council Tax Band: C



Petty Son & Prestwich are delighted to offer this one double bedroom, ground floor, purpose built apartment, set within the popular Wanstead hospital development and just 0.4 miles from both Snaresbrook's Station and Wanstead's vibrant High Street, offering an eclectic mix of shops bars and restaurants. In addition to the Central Line, transport links include local bus routes and easy road links to the M11, M25 and North Circular. The open green spaces of Christchurch green and Epping forest are close by as well as the beautiful Eagle Pond. Once inside you are greeted by a welcoming entrance hallway with a handy storage cupboard and coat rack, leading to a bright sitting/dining room which is flooded by natural light thanks to the dual aspect windows. An archway leads through to a modern kitchen arranged in a 'C' shape design, providing plenty of cupboard, worksurface and utility space. The apartment's double bedroom, with two windows letting in a lot of natural light. The shower room has contemporary metro style tiling, inset shelving, and is fitted with a white suite which completes the accommodation. The property further benefits from an allocated parking space, entry phone system and well maintained communal garden.

Lease Information: 125 years from 1st January 1995 (95 years currently remaining)

Service Charge: £1492.66 per annum

Ground Rent: £100 per annum

Buildings Insurance: £636.35 per annum

EPC Rating: C69

Council Tax Band: C

Reception Room

17'6 x 10'7

Kitchen

7'8 x 7'1

Bedroom

12'2 x 9'10