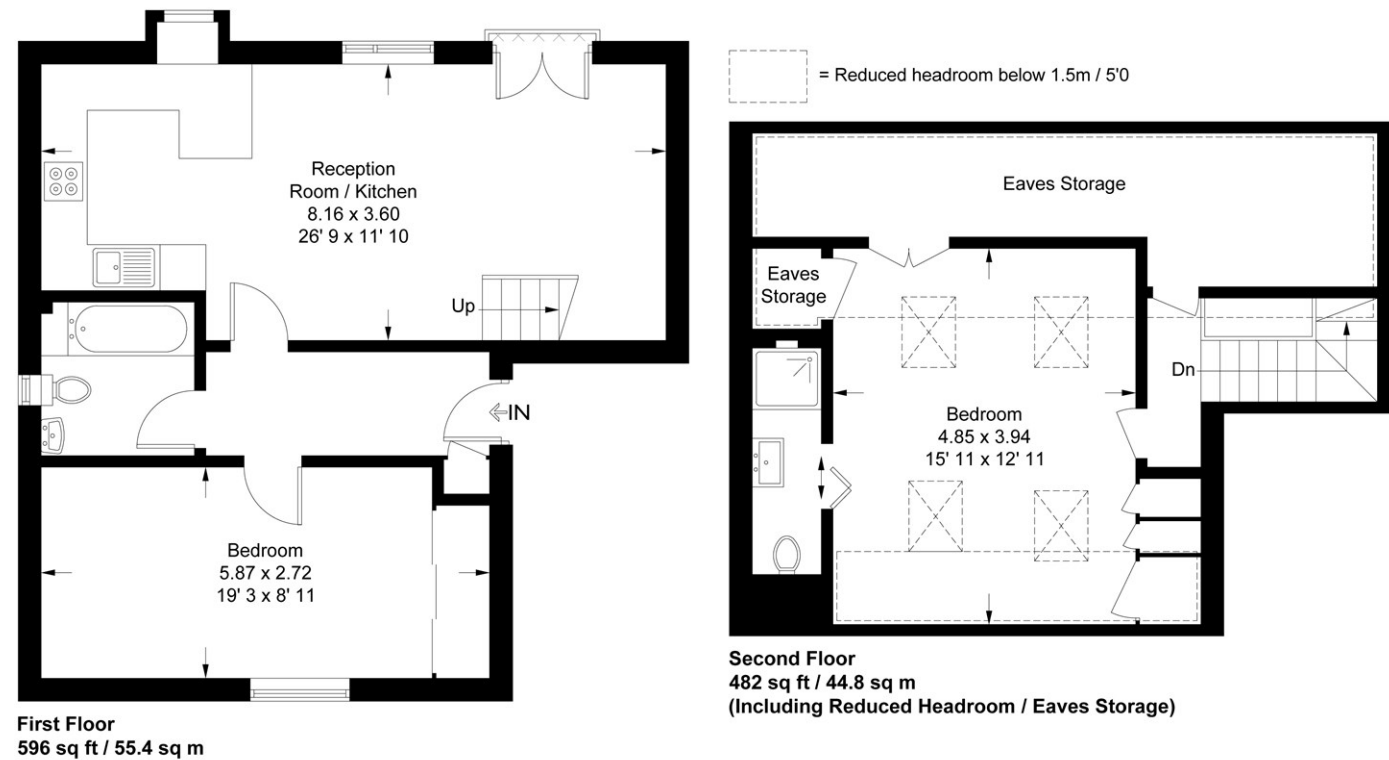


Jenny Court

Approximate Gross Internal Area = 828 sq ft / 77 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 250 sq ft / 23.2 sq m
Total = 1078 sq ft / 100.2 sq m



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.



Stables Row, Wanstead

Offers In Excess Of £475,000 Leasehold - Share of Freehold

- Two double bedrooms
- Accommodation split over first and second floor
- Share of Freehold
- 300ft from Wanstead High Street
- Two bathrooms
- Excellent condition throughout
- Communal garden
- 0.3 Miles to both Wanstead & Snaresbrook Central Line Stations

Stables Row, Wanstead

Petty son and Prestwich are delighted to offer for sale this one of a kind, two double bedroom, two-bathroom first floor apartment that effortlessly flows over two floors.



Council Tax Band: C



Perched at the top of Nightingale Lane, amongst the buzz of central Wanstead, you will discover this stunning home tucked away in the popular, Jenny Court development. Jenny Court is a quaint, yet contemporary development of beautifully maintained apartments that are mere 300 feet from Wanstead High Street that is renowned for its excellent range of popular of bars, cafes and shops and is equidistant from both Snaresbrook and Wanstead Central Line Stations.

BEDROOM/OFFICE
15'11" x 12'11"

The immaculate communal hallway leads you to the first-floor in which the accommodation is comprised of a large double bedroom that offers a fitted wardrobe and dressing space to the end of the room, whilst the sleek, contemporary bathroom, with natural light and ventilation, makes the perfect place to soak away the day and relax. The open plan living space is beautifully light thanks to the multiple windows and Juliette balcony and the stylish high-gloss, contemporary kitchen has a range of fitted appliances, bespoke oak countertops and also provides an excellent seating area for mealtimes at the breakfast bar.

The current owners of this home, who have also been the only owners of since built, have taken the time to cleverly design and instruct a bespoke loft company to convert the loft space. By using every inch of the space, they have created a second double bedroom, with excellent head height, an ensuite shower room and plenty of storage. The staircase was also cleverly configured to ensure the minimum space was used in the lounge area.

This home is one of a kind and needs to be viewed to be truly appreciated!

EPC RATING: B81
Council Tax Band: C
Service Charge: £1800 per annum (reviewed annually)
Ground Rent: N/A
Lease Information: 999 years from 1st January 2014 (989 years currently remain)

RECEPTION ROOM/KITCHEN
26'9" x 11'10"

BEDROOM
19'3" x 8'11"