



Snaresbrook Road, Wanstead

Offers In Excess Of £415,000 Leasehold

- First floor, purpose built apartment
- Bright and spacious lounge/diner
- Beautiful communal gardens with Garage en-bloc
- 0.5 Miles to Wanstead High Street and Snaresbrook Station
- Beautifully presented throughout
- Stunning views from the main living area and kitchen
- Lift to all floors
- One generous double bedroom overlooking communal gardens
- Contemporary kitchen and bathroom
- Long Lease

With striking views across Eagle Pond and Snaresbrook Crown Court beyond, Petty Son & Prestwich are delighted to offer this one double bedroom first floor apartment with garage en-bloc, 0.5 Miles from Wanstead High Street and Snaresbrook Station.

Offering beautiful views across Eagle Pond from the kitchen and main living area, with picture perfect communal gardens to the rear, the outlook of this first floor apartment is second to none. Just 0.5 Miles away from Snaresbrook Station and Wanstead High Street, easily accessible by protected cycle highway or on foot.

Thanks to the favourable Southerly aspect the spacious living/dining room and adjoining contemporary kitchen is also bathed in light throughout the day before the sun sets over the stunning lake and mid-19th Century Courthouse beyond. The wide entrance hall that runs down the middle of the apartment provides a large storage cupboard and access to a modern, fully tiled bathroom with wall fitted shower and very generous double bedroom with plenty of storage room and views towards the back over the immaculate communal gardens. The apartment further benefits a lift to all floors and a garage en-bloc.

EPC Rating: D64

Council Tax Band: C

Lease Information: 999 years from 24th June 1971 (946 years currently remain)

Service Charge: £1400 per annum (reviewed annually)

Ground Rent: £35 per annum

Reception/Diner

16' 1 x 12' 10

Kitchen

12' 6 x 6' 11

Bedroom

12' 10 x 12' 6

Garage

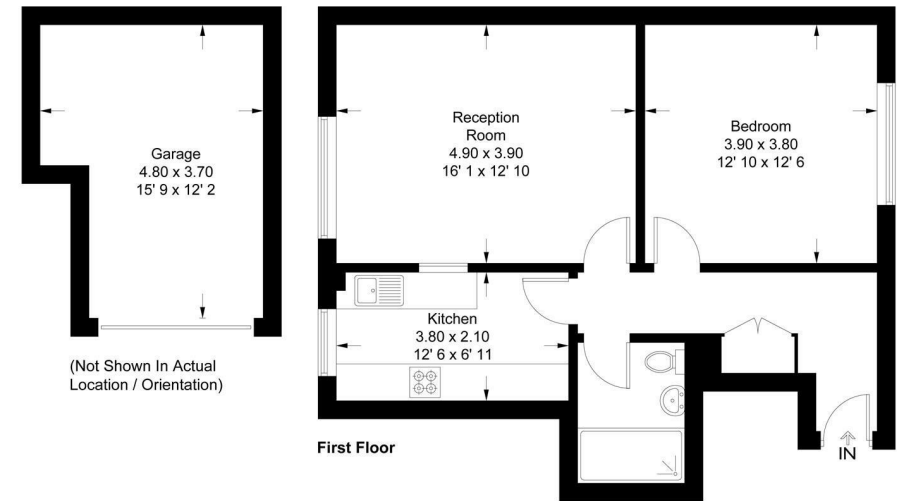
15' 9 x 12' 2

St. Aubyns

Approximate Gross Internal Area = 610 sq ft / 56.7 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 777 sq ft / 72.2 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.