



New Wanstead, Wanstead

Asking Price £425,000 Leasehold

- Two bedrooms
- Self contained room with shower room
- On completion 90 years will be added to lease
- Sitting room/Kitchen area
- Snaresbrook Station (0.4 miles)
- Fully tiled bathroom
- Close to Wanstead High Street

Petty Son & Prestwich are delighted to offer this well presented two bedroom apartment which features a separate self contained room with shower and w.c. which lends itself well to use as an office or additional storage.

A two bedroom second floor apartment with separate first floor self contained room, set within this fine Victorian villa, just 0.4 miles from Snaresbrook Central Line Station and a short stroll from the beautiful Christchurch Green as well as Wanstead's vibrant High Street. Once inside, the accommodation on offer can be fully appreciated. A welcoming entrance hallway serves all rooms within the apartment. The spacious reception area with kitchen offers enough space for relaxing as well as formal dining with the sash style window ensuring the space is flooded with natural light. The contemporary kitchen is fitted with white high gloss units complemented by integrated appliances and contrasting splash backs. There are two bedrooms, a double and a large single. The family bathroom is fully tiled and fitted with a white suite including a vanity unit offering useful storage and a heated towel rail. The separate self contained room with separate shower and w.c. is located on the first floor which would be perfect as a home office or for the occasional guest coming to stay.

THE SELLER HAS ADVISED THAT ON COMPLETION 90 YEARS WILL BE ADDED TO THE EXISTING 60 YEAR LEASE.

The seller is also open to offers if a cash purchaser would like to purchase the property with the current lease of 60 years.

EPC Rating: D65

Council Tax Band: C

Service Charge: Approx. £100 per annum

Ground Rent: £100 per annum

Lease Information: 99 years from 14th October 1985 (60 years currently remain).

The seller is currently extending the lease and there will be an additional 90 years added to the lease upon completion.

Reception/Dining Room/Kitchen
15'1" x 13'1"

Bedroom
12'9" x 11'1"

Bedroom
11'9" x 6'10"

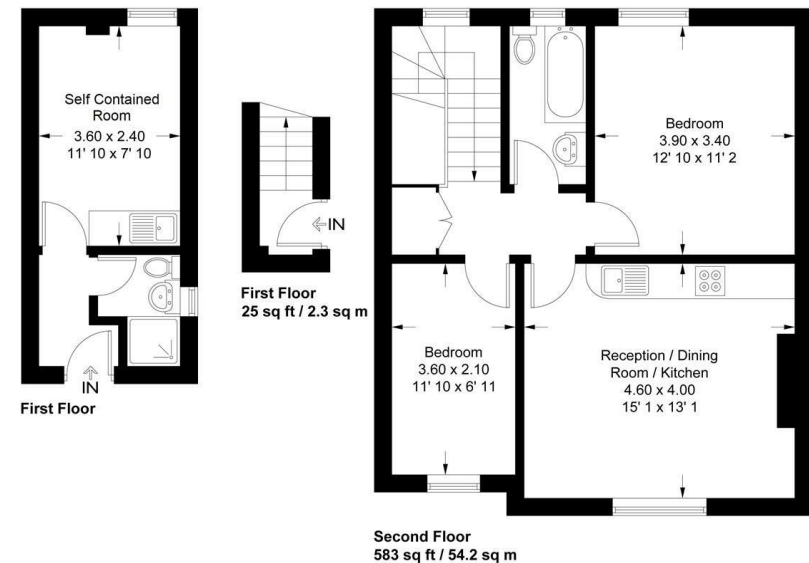
Self Contained Room
11'9" x 7'10"

New Wanstead

Approximate Gross Internal Area = 608 sq ft / 56.5 sq m

Self Contained Room = 151 sq ft / 14 sq m

Total = 759 sq ft / 70.5 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.