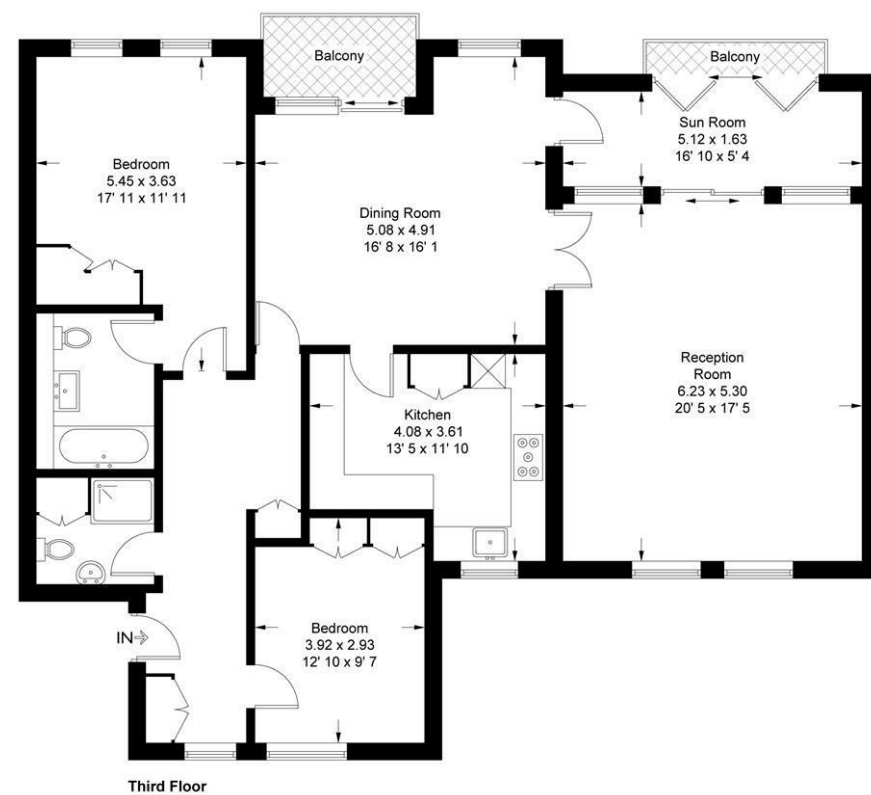


Laybrook Lodge

Approximate Gross Internal Area = 1461 sq ft / 135.8 sq m



Third 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.



Laybrook Lodge, Snaresbrook Road, Snaresbrook Asking Price £830,000 Leasehold - Share of Freehold

- 1461 sq ft
- En-Suite Bathroom
- Spacious Sitting Room
- Two Bedrooms
- Two Bathrooms
- Two Balconies
- Two Parking Spaces
- Shower Room
- Formal Dining Room
- Lift

Laybrook Lodge, Snaresbrook Road, Snaresbrook

Petty Son & Prestwich are privileged to offer this rarely available two bedroom/two reception/two balcony apartment spanning some 1461sq ft of accommodation offering unrivalled views across Eagle Pond and the stunning Snaresbrook Court.



Council Tax Band: E



Laybrook Lodge is set on Snaresbrook Road just 0.2 miles from Snaresbrook Central Line Station and Wanstead's vibrant High Street which offers an eclectic mix of shops bars and restaurants. As well as the stunning views across Eagle pond there are vast green spaces of Epping Forest on the doorstep for those who enjoy cycling or forest walks.

The communal hallway is entered through a security entry phone system where a lift and stairs lead to the apartment on the third floor. On stepping inside one can fully appreciate the huge amount of space on offer.

The large dining room provides the perfect place for formal gatherings with both the window and balcony offering stunning views across Eagle Pond. The balcony has enough room for a small table and chairs allowing al fresco dining on warmer days. Double doors lead from the dining room through to a spacious sitting room of 20'5 x 17'5, perfect for large family gatherings and relaxing. Leading from the sitting room, a large enclosed sun room gives the feeling of outdoors whilst being shielded from the elements whilst the doors can be opened to enjoy the better weather.

The kitchen is fitted with a good range of cabinets complemented by stone work surfaces and integrated appliances. There are two bedrooms, the principle enjoying lovely views, featuring fitted wardrobes and an en-suite bathroom. A family shower room completes the accommodation.

The apartment benefits from two secure covered parking spaces as well as pretty communal gardens and a large terrace area for relaxing in the summer months.

Transport links include Snaresbrook Central Line , local bus routes and easy road links to The M11, M25 and North Circular.

Council Tax Band: E
EPC Rating: C79/B84
Service Charge: £4205.05 per annum (Reviewed annually)
Ground Rent: N/A
Lease Information: 125 years from 25th March 1985 (86 years currently remain)
The block residents who each have a share of the

freehold intend to extend all current leases this year for a term of 999 years with nil ground rent and nil premium

Reception Room

20'5" x 17'4"

Dining Room

16'7" x 16'1"

Kitchen

13'4" x 11'10"

Bedroom

17'10" x 11'11"

Bedroom

12'10" x 9'7"

Sun Room/Terrace

16'9" x 5'4"