



## Wellesley Road, Wanstead

Offers In Excess Of £465,000 Leasehold

- First floor period conversion
- Two bedrooms
- Kitchen/breakfast room
- Off road parking
- 0.1 Mile to Wanstead High Street
- Wanstead Village area
- Large lounge
- Private, South facing garden
- Beautifully presented throughout
- Chain Free

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son and Prestwich are delighted to offer for sale this stunning two bedroom first floor period conversion in Wanstead Village, boasting a South facing private garden and off road parking.

Located in the highly sought after, tree lined Wanstead Village, this home is nestled just off of the High street (0.1 miles) and is a short walk to Wanstead's shops, restaurants and bars. You are also within easy walk to both Wanstead (0.2 miles) and Snaresbrook (0.3 miles) Central Line stations, making it ideal for city commuters.

Stepping inside, the tiered landing, crisp white walls and solid wood flooring create an impressive feeling of space and charm. The beautifully spacious lounge enjoys plenty of space to accommodate a large sofa, workstation, sash windows with plantation shutters and feature fireplace. The stylish fitted kitchen/breakfast room overlooks the garden making it the ideal space for when entertaining or enjoying a morning coffee. There is a light and airy double bedroom in addition to a second single bedroom which both enjoy plantation shutters, and a modern fitted bathroom. The private rear garden is a delightful mix of mature shrubs, trees and lawn and offers the perfect secluded area for BBQ's and unwinding in the summer sun thanks to its favourable Southerly aspect. There is opportunity to further utilise the garden by adding an outdoor office, taking the pressure of the apartment and separating home and office life. There is handy off road parking in addition to residents permit parking Monday-Friday.

EPC Rating: D64

Council Tax Band: C

Lease Information: From and including 28 September 1986 to and including 27 September 2175 (151 Years remaining)

Service charge - £896 (per annum)

Ground rent – N/A

Bedroom

10'10 x 10'6

Bedroom

8'10 x 2'5

Reception Room

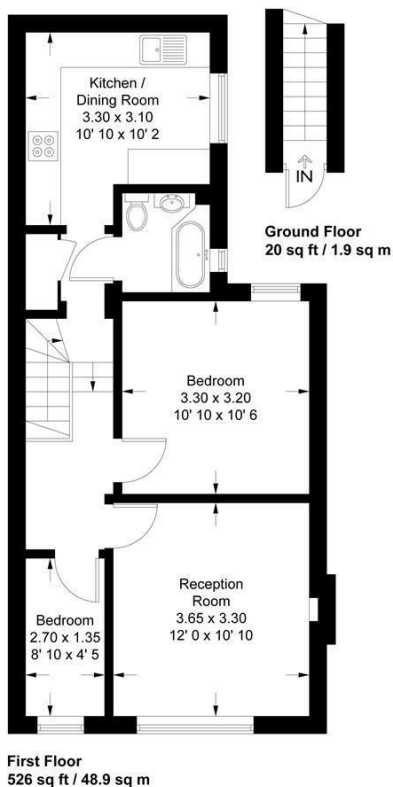
12'0 x 10'10

Kitchen/Dining Room

10'10 x 10'2

### Wellesley Road

Approximate Gross Internal Area = 546 sq ft / 50.8 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.