



## River Close, Wanstead

£390,000 Leasehold - Share of Freehold

- First floor, purpose built apartment
- Private balcony with South/Easterly facing
- Newly decorated throughout
- Share of freehold with long lease
- 0.4 Miles to Wanstead Central Line Station and High Street
- Two double bedrooms
- Large lounge/diner
- Contemporary bathroom and kitchen
- Chain free

Recently redecorated throughout, Petty Son & Prestwich are pleased to offer for sale this first floor, two bedroom apartment, enjoying a private, South/Easterly balcony, share of the freehold and long lease.

Just 0.3 miles from Redbridge Central Line station and 0.4 miles to Wanstead underground station, this home is perfectly placed for those who regularly commute to the city. In addition, it is just a short walk to Wanstead Leisure Centre (0.1 Mile) and Wanstead High Street, with its popular array of coffee shops, restaurants, supermarkets and bars.

On approach, the large communal hallway is naturally bright thanks to the large glass windows and can be accessed via a secure entry phone system. Once inside, the full height hallway cupboard provides a convenient place to store coats and shoes out of the way, with the wide hallway leading you into the superbly bright, newly decorated lounge/diner, which enjoys direct access to a private balcony with a South/Easterly aspect. The large wall-to-wall windows which feature in every room ensure that you are never short of natural light which in turn emphasizes the large, uniformed rooms on offer. The white gloss fitted kitchen leading from the lounge offers a good layout with fitted and free-standing appliances. There are two spacious double bedrooms on offer, the principal of which has three full height fitted double wardrobes, and a well-proportioned contemporary family bathroom. The home further benefits from a share of the freehold with long lease and no onward chain – perfect for those requiring a quick move.

EPC Rating: C72

Council Tax Band: C

Lease Information: 999 years from 1st January 2018 (993 years currently remain)

Service charge - £1440 per annum

Ground rent – N/A

Reception Room

16'4" x 14'11"

Kitchen

10'1" x 7'3"

Bedroom

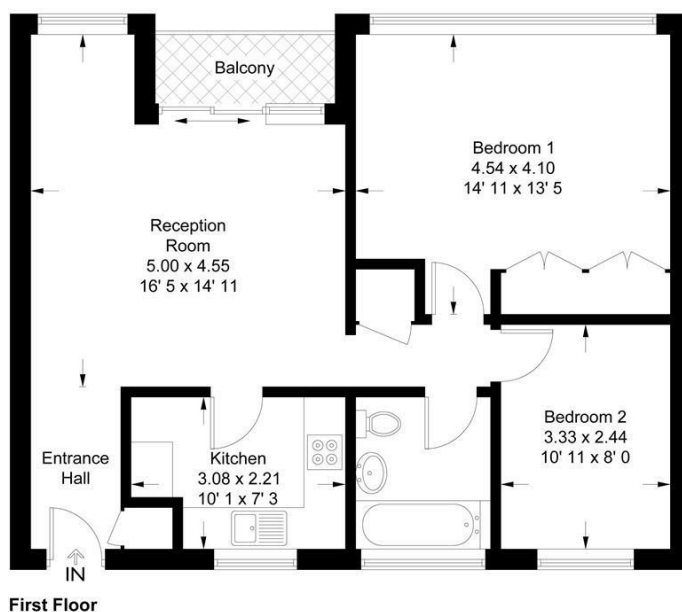
14'10" x 13'5"

Bedroom Two

10'11" x 8'0"

### River Court

Approximate Gross Internal Area = 701 sq ft / 65.1 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.