



## Malcolm Way, Snaresbrook

Asking Price £465,000 Leasehold

- Spacious three bedroom apartment
- Approximately 739 Square feet
- Purpose built
- Private balcony with Southerly facing
- Long lease
- Quiet, cul-de-sac location
- Second floor
- Garage en-bloc
- Well-presented throughout
- 0.2 Miles to Snaresbrook Station

**\*SOLD BY PETTY SON & PRESTWICH\*** Boasting a private balcony with a Southerly aspect, Petty Son and Prestwich are delighted to offer to market this generously proportioned three bedroom, second floor apartment close to Snaresbrook Station.

Nestled away within a quiet, tree lined turning, Malcom Way is surrounded by the open green spaces of Epping Forest and is just steps away from the picturesque Eagle Pond. You are just 0.2 miles from Snaresbrook Central Line station with fast access to the City and West End, making it ideal for those needing regular, convenient access into Central London. You are also moments away from the popular Wanstead High Street, which offers a large array of independent retailers, coffee shops, bars and restaurants.

Offering a larger than average 739 Square feet of living space, this three bedroom apartment offers two good sized double bedrooms, and an equally well-proportioned single bedroom, providing versatility for an incredibly handy additional home office or guest bedroom. A wide entrance hall with two large storage cupboards provides access to a bright, spacious lounge with a private balcony accessed by sliding doors. Enjoying a Southerly aspect, the bedrooms, lounge/diner and balcony are naturally bright throughout the day, ensuring the balcony is a particularly ideal spot to enjoy a morning coffee or evening glass of wine. A contemporary kitchen and shower room finish the beautifully presented accommodation. The property further benefits from a long lease and a garage en-bloc in addition to on road and residents parking, with beautifully well maintained communal gardens with seating surrounding the development.

Lease Information: 210 years from 24th June 1979 (164 years currently remain)  
Service Charge: £1,920 per annum (Reviewed annually)  
Ground Rent: Peppercorn  
EPC Rating: C74  
Council Tax Band: D

**Additional Information:**

Permission has been granted (subject to conditions) for an additional single storey consisting of 4 new flats (Ref: 0690/21).  
Permission has been granted for the erection of new build houses by the neighbouring block (Ref: 1536/19)

Reception Room  
18'7 x 13'5

Kitchen  
9'8 x 6'8

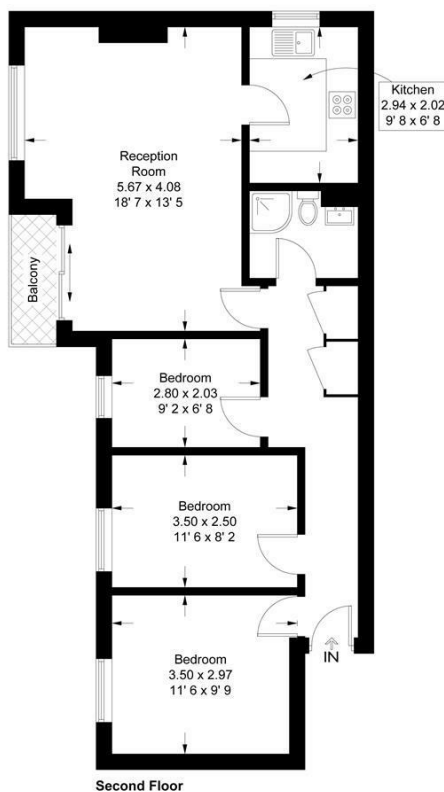
Bedroom One  
11'6 x 9'9

Bedroom Two  
11'6 x 8'2

Bedroom Three  
9'2 x 6'8

### Malcom Way

Approximate Gross Internal Area = 739 sq ft / 68.7 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.