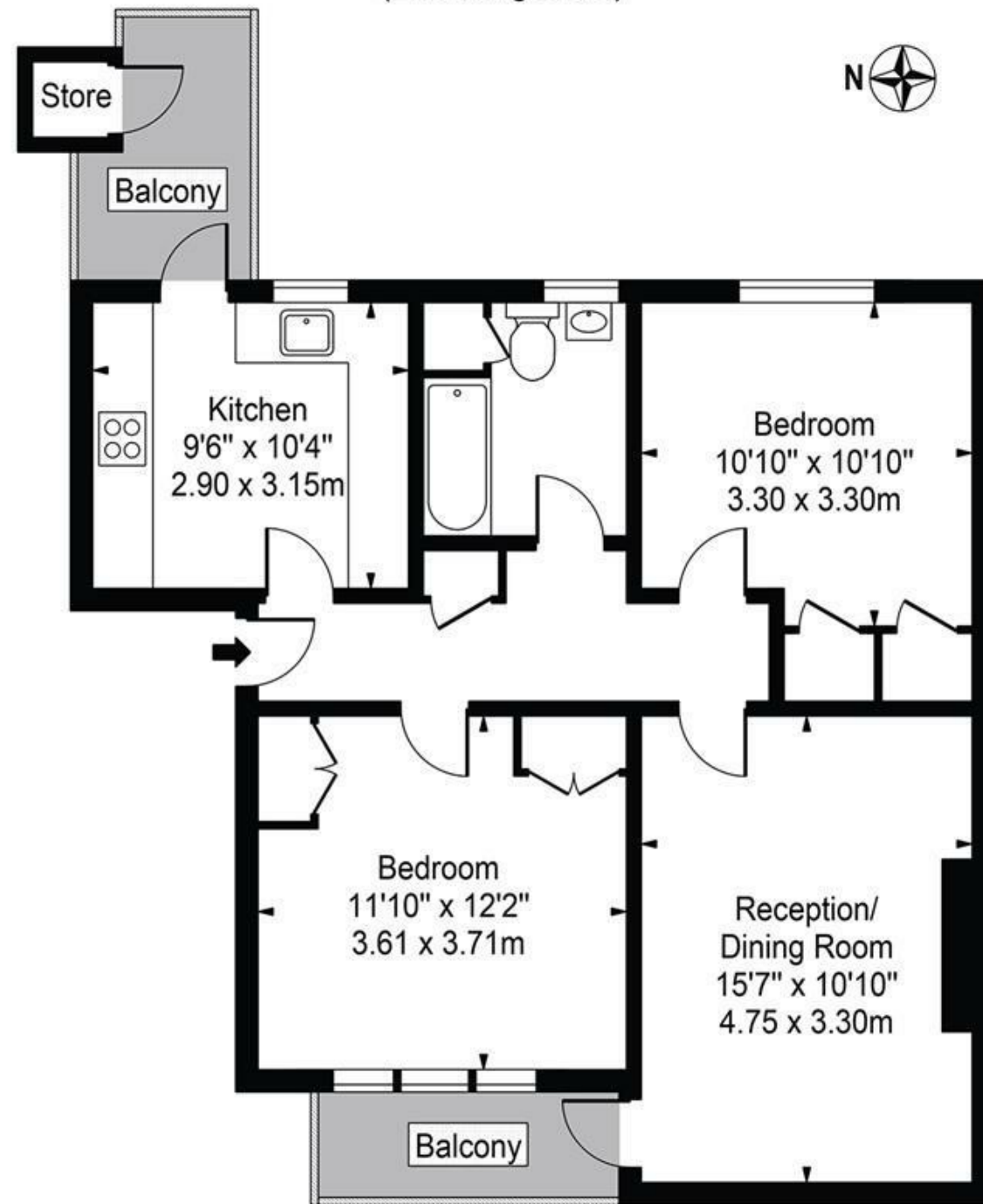


Althorne Gardens

Approx. Gross Internal Area 703 Sq Ft - 65.31 Sq M
(Excluding Store)



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Althorne Gardens, South Woodford

Offers In Excess Of £385,000 Leasehold

- First floor apartment
- Communal parking
- 0.3 Miles to Snaresbrook station
- Sunny aspect balcony
- Stunning condition
- Modern Kitchen

Althorne Gardens, South Woodford

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are pleased to offer for sale this beautifully presented two double bedroom first floor apartment with ample storage space and a spacious balcony.



Council Tax Band:



The property is perfectly positioned for Snaresbrook Underground Station (0.3 miles), which is just three stops from Westfield shopping Centre and under twenty minutes to Central London - perfect for commuters. There are also excellent bus and cycle links and road links to the M11, M25 and North Circular. The apartment is close to Epping Forest (0.2 miles) and a short walk to the picturesque Snaresbrook Pond, for which both provide the possibility of long walks, runs and cycle routes all year round. You are also 0.5 miles to Wanstead High Street with its eclectic mix of shops, bars and restaurants. Once inside, a large welcoming entrance hallway leads you to two beautifully presented bedrooms, both of which feature laminate flooring that is complemented by the crisp white walls. You will also discover a contemporary fitted kitchen, with stylish white splash back tiles and grey cupboards that complement one and other perfectly. The bathroom, mirroring the rest of the home is modern and well looked after. There is an elegant reception room that is big enough to accommodate sofas and a dining table and features access to a spacious balcony ensuring you can enjoy the summer sun whilst overlooking the green to the front. There is also the benefit of a electric car charging point walking distance from the property.

EPC Rating: C76

Council Tax Band: C

Lease Information: 125 years from 28th January 2002 (103 years currently remaining)

Service Charge: £1094.61 per annum (Reviewed annually)

Ground Rent: £10

Reception/Dining Room

15'7 x 10'10

Kitchen

9'6 x 10'4

Bedroom

11'10 x 12'2

Bedroom

10'10 x 10'10