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## The Hollies, New Wanstead, Wanstead

Asking Price £498,000 Leasehold - Share of Freehold

- Iconic Wanstead development
- Two double bedrooms
- First floor with lift access
- Bathroom with separate W.C
- Chain free
- 1,267 square feet (117.7 square meters)
- Fitted wardrobes in both bedrooms
- Large lounge/diner with private balcony
- Share of freehold
- Communal parking and garage en-bloc



# The Hollies, New Wanstead, Wanstead

Offering 1,267 square feet (117.7 square meters) of accommodation, Petty Son & Prestwich are pleased to offer for sale this extremely spacious two double bedroom, first floor luxury apartment with a private balcony and garage.



Council Tax Band:



This prestigious gated development is renowned for offering spacious accommodation, fantastic layouts, and convenient location. Perched on the edge of Wanstead High Street, this development boasts beautiful communal gardens and a garage en-bloc.

**Bedroom**  
14'10" x 10'5"

The apartment is accessed via a secure entry phone system, which leads you into a wide communal hallway. The recently replaced lift takes you to your apartment and once inside, the impressive hallway that boasts several large storage cupboards, leads to a huge lounge/diner of 28' 5 x 20' 6 providing a very impressive space to entertain in. Thanks to the large windows, the main living area is flooded with light and there is a well-proportioned private balcony leading from the living space. A separate kitchen leads from the lounge/diner with an equally large window creating a bright and spacious feel. A bathroom and very handy separate W.C lead from the wide, internal corridor running through the apartment, with both double bedrooms featuring fitted wardrobes.

Although the property could benefit from some cosmetic updating, the size of the individual rooms and layout creates the perfect space for someone to create their dream home!

The property is also being offered for sale with a share of the freehold and chain free, making it an ideal purchase for someone looking to move quickly.

EPC Rating: E53

Council Tax Band: E

Lease Information: 199 years from 1 July 2004 (178 years currently remain)

Service Charges: £6,242.18 per annum (£2243.28

Service charge plus an additional £3999.90 reserve fund per annum)

Ground Rent: £100 Per annum

**Reception/Dining Room**

28'4" x 20'6"

**Kitchen**

12'9" x 8'2"

**Bedroom**

19'2" x 11'1"