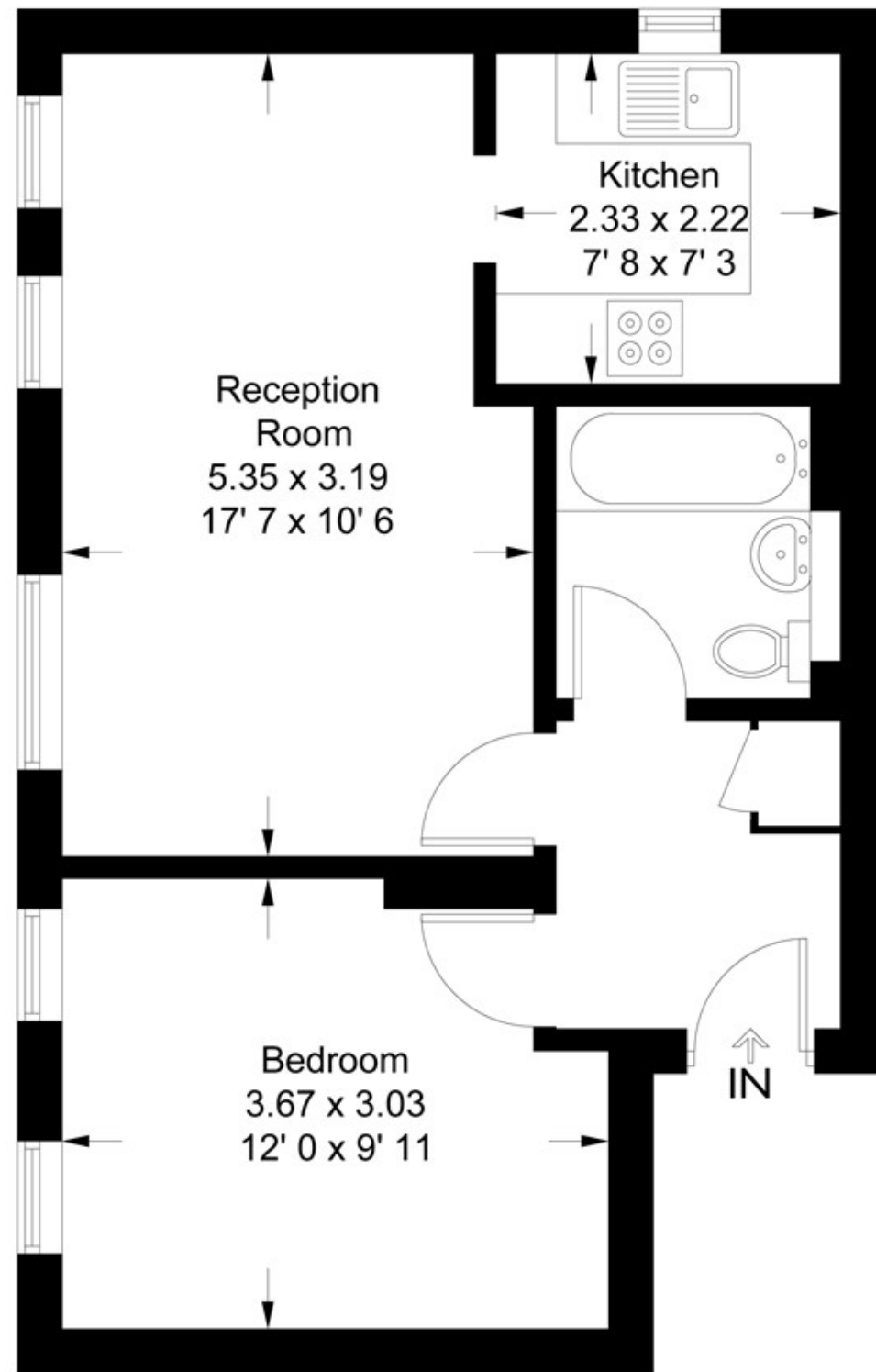


## Victory Road

Approximate Gross Internal Area = 443 sq ft / 41.2 sq m



**Ground Floor**

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.



### Victory Road, Wanstead

Offers In Excess Of £315,000 Leasehold

- Ground floor apartment
- One double bedroom
- Adjoining contemporary kitchen
- Allocated parking space
- 0.4 Miles to Snaresbrook Station
- Purpose built development in a quiet cul-de-sac
- Lounge/diner
- Modern bathroom
- Chain free



# Victory Road, Wanstead

Petty Son & Prestwich are delighted to offer this one double bedroom, ground floor, purpose-built apartment, set within the popular Wanstead hospital development and just 0.4 miles from both Snaresbrook's Station and Wanstead's vibrant High Street, offering an eclectic mix of shops bars and restaurants.

In addition to Wanstead Central Line a short stroll away, transport links include local bus routes and easy road links to the M11, M25 and North Circular. The open green spaces of Christchurch green and Epping Forest are close by as well as the beautiful Eagle Pond.

Once inside, the apartments entrance hallway is built with a handy storage cupboard. From there you are led into a bright sitting/dining room with an archway leading through to a modern kitchen arranged in a 'C' shape design, providing plenty of cupboard, worksurface and utility space and side window. The apartment's double bedroom offers plenty of space with a recess perfect for fitted storage if desired. A modern bathroom completes the accommodation. The property further benefits from an allocated parking space, entry phone system and well-maintained communal garden.



Council Tax Band: C



EPC Rating: D66  
Council Tax Band: C  
Lease Information: 125 years from 1st January 1994  
(94 years currently remain)  
Ground Rent: £150 per annum (Reviewed Annually)  
Service Charge: £1,456.85 per annum (Reviewed Annually)

## Lounge/Diner

17'7 x 10'6

## Kitchen

7'8 x 7'3

## Bedroom

12'0 x 9'11

