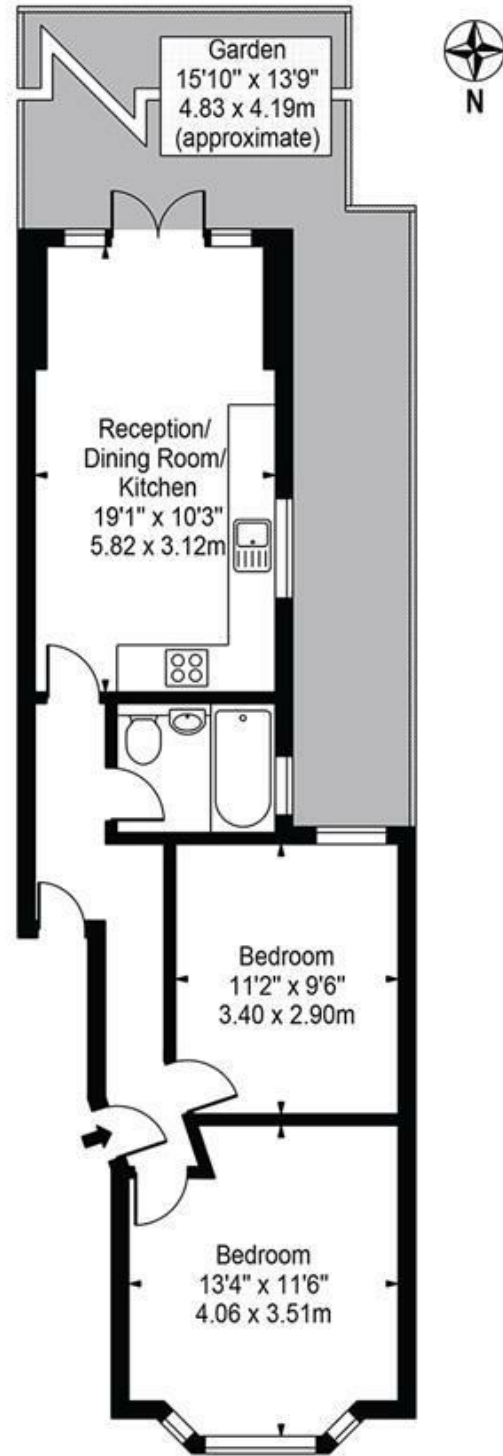


Chaucer Road

Approx. Gross Internal Area 561 Sq Ft - 52.12 Sq M



Ground 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.



Chaucer Road, Wanstead

Asking Price £515,000 Leasehold

- Two Double Bedrooms
- Stunning Kitchen/Sitting room
- Side Access
- Wanstead Station 0.3 miles
- Contemporary Bathroom
- Private Garden
- Close to Christchurch Green
- Central Wanstead Location

Chaucer Road, Wanstead

Nestled just off of Christchurch Green in Central Wanstead, Petty Son and Prestwich are delighted to offer for sale this stunning ground floor Victorian conversion with its own private garden and side access.



Council Tax Band: C



Offering beautifully appointed accommodation, thanks to some recent modernisation work, this stunning ground floor apartment is surely one not to be missed. Offering everything at your fingertips, you are just a 0.2-mile stroll across the beautiful park to Wansteads vibrant High Street with its popular and enticing array of cafes, bars, restaurants and shops. You are also just 0.3 miles to Wanstead Underground Station and 0.4 miles to Snaresbrook underground Station, making the location ideal for city commuters. Stepping inside, you are greeted with a long entrance hallway serving all rooms. To the front of the apartment you will find a pretty double bedroom featuring a large shuttered bay window, allowing in lots of light, as well as fitted wardrobes and wall paneling in a neutral colour palette, giving the space a relaxing ambiance. Moving along the hallway you will come to the second double bedroom which could double up as office space if so required. The family bathroom is fitted with a white suite and features modern metro style tiling in keeping with the character of the home whilst the vanity unit provides handy storage space. A large window allows plenty of natural ventilation and light.

The rear of the home offers a real wow factor being recently fitted with Shaker style cabinets complemented by Quartz work surfaces, a butler sink and integrated appliances including oven, hob, extractor, dishwasher, washing machine and washing machine.

Patio doors lead onto a low maintenance decked area that is the perfect size to enjoy the summer sun in and benefits from handy side access.

As well as The Central Line Stations, transport links include local bus routes and easy road links to The North Circular, The M11 and M25.

EPC Rating: D62
Council Tax Band: C
Lease Information: 1000 years from 25th March 1974 (950 years currently remain)
Service Charge: N/A
Ground Rent: £30 per annum

Reception / Dining Room
19'1 x 10'3

Bedroom
13'4 x 11'6

Bedroom
11'2 x 9'6