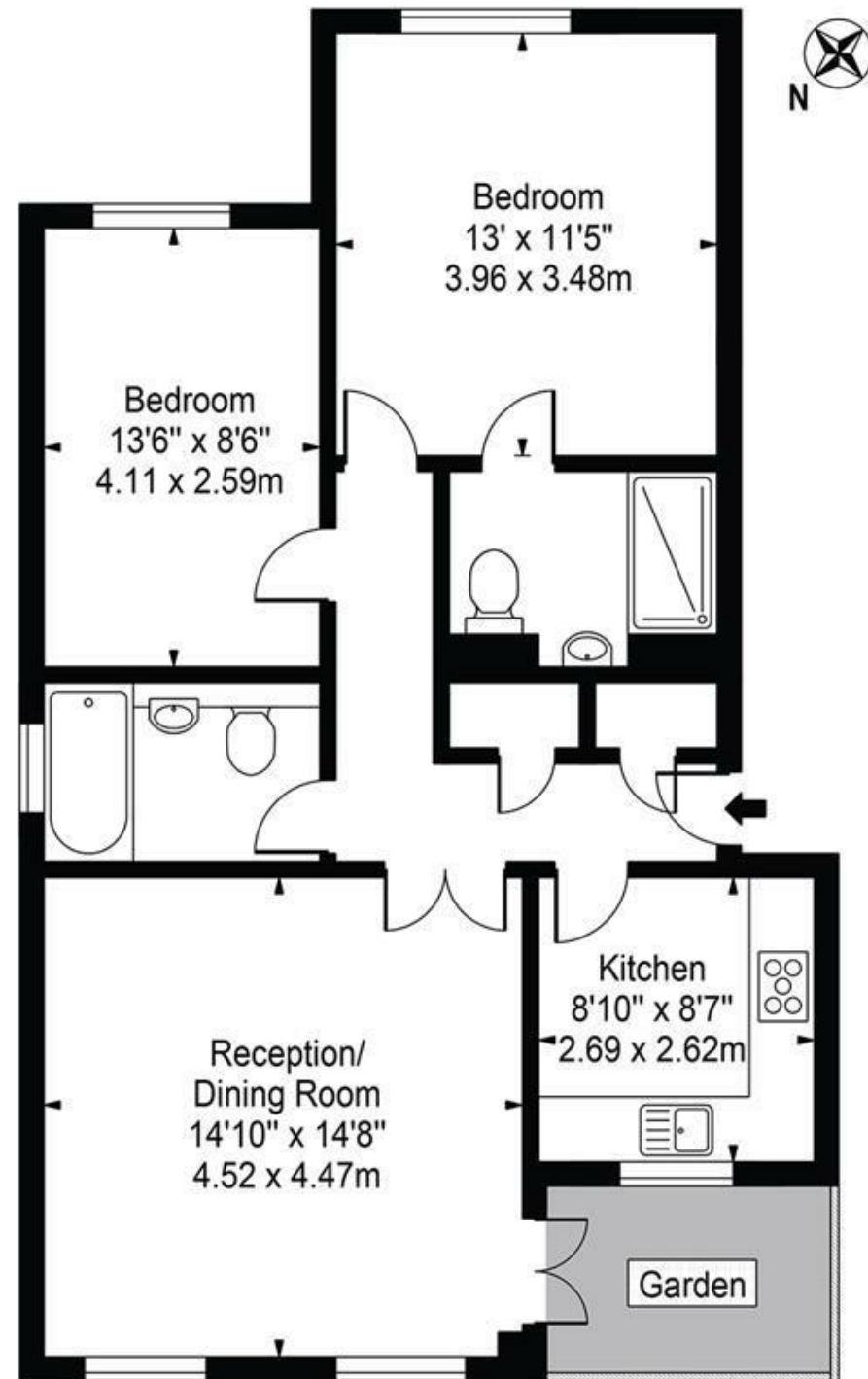


The Ridings

Approx. Gross Internal Area 781 Sq Ft - 72.56 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.



Malcolm Way, Wanstead

£495,000 Leasehold

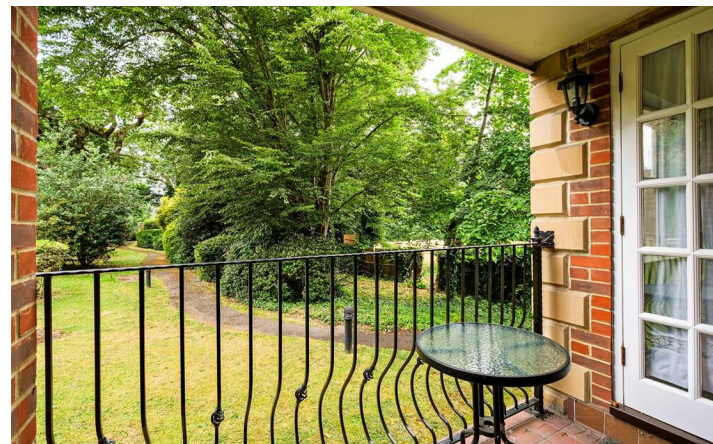
- Ground floor apartment
- En-suite shower
- Large lounge/diner with separate kitchen
- Beautiful communal grounds
- In need of cosmetic updating
- Two double bedrooms
- Family bathroom
- Private, West facing balcony
- Garage en-bloc
- Moments from Wanstead high Street and Snaresbrook Station

Malcolm Way, Wanstead

Positioned in a quiet cul-de-sac a couple of minutes' walk from Snaresbrook Station, Petty Son & Prestwich are delighted to offer this sizable two double bedroom, two bathroom, ground floor apartment with private balcony and garage.



Council Tax Band: F



Perched on the edge of Wanstead's vibrant high street, famed for its leafy parks, and extensive range of independent shops, cafes, bars and bistros giving the area its 'village' feel, this apartment is moments from fabulous amenities but surrounded by extensive private grounds at the end of a quiet cul-de-sac. Snaresbrook Station is only a few minutes' walk allowing those that regularly commute or wish to enjoy the City an incredibly short and convenient door-to-door round trip.

The generously proportioned ground floor apartment is situated in an attractive purpose-built apartment block, surrounded by beautifully kept communal grounds. A central entrance hall with two handy storage cupboards leads first to a separate kitchen with a large reception/dining room behind which, like the private balcony which leads from the main living area, enjoys a favourable Westerly aspect. There are two double bedrooms, both of which have a generous run of wall-to-wall fitted wardrobes with the principal bedroom enjoying an en-suite shower room. The bright family bathroom features a bath with wall mounted shower. Though in need of cosmetic updating this chain free apartment provides a buyer the perfect opportunity to create their ideal home in a fantastic location. The icing on the cake is the private garage en-bloc.

EPC Rating: TBC

Council Tax Band: E

Lease Information: 125 years from 25th December 1995 (97 Years remaining)

Service Charge: £1800 per annum (Reviewed annually)

Ground Rent: £250 per annum

Garage Maintenance: £10 per annum

Reception/Dining Room

14'9" x 14'7"

Kitchen

8'9" x 8'7"

Bedroom

12'11" x 11'5"

Bedroom

13'5" x 8'5"