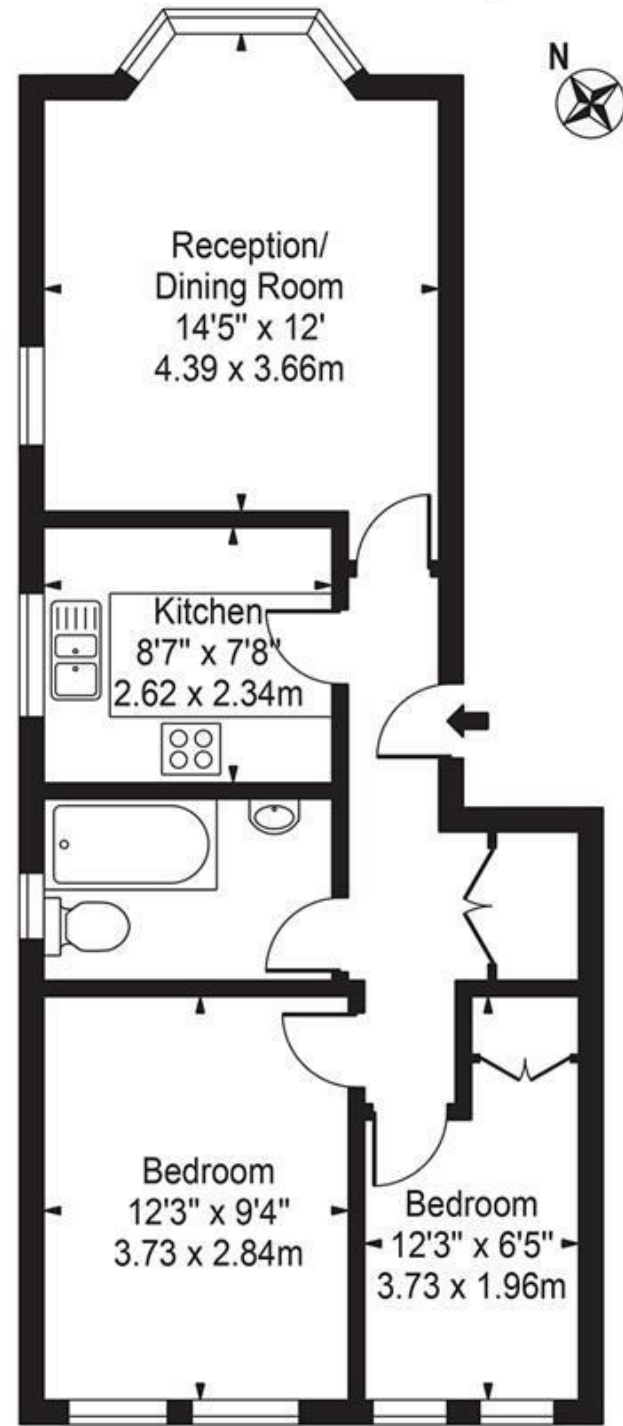


# Victory Road

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M



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.



## Victory Road, Wanstead

Offers In Excess Of £400,000 Leasehold

- Second floor apartment
- Spacious reception room
- Communal gardens
- Triple aspect windows
- Two bedrooms
- Allocated parking
- Snaresbrook Central Line Station (0.5 miles)

# Victory Road, Wanstead

Petty Son & Prestwich are delighted to offer this two-bedroom, second floor, purpose-built apartment.



Council Tax Band:



A bright and airy two bedroom flat with beautiful views over communal gardens and the Wanstead hospital development.

Natural light floods the flat thanks to windows on three sides of the property. The living and dining space is spacious with a bay window that adds character. There is a separate kitchen fitted with splash back tiles, base and wall units with integrated oven, hob and extractor, and a large amount of cupboard space.

The apartment's main bedroom offers plenty of space and a second bedroom has a built-in wardrobe and makes the perfect guest room, nursery or office space for those working from home. Both bedrooms look out onto the communal garden, benefiting from more natural light. A modern bathroom completes the accommodation.

The property further benefits from an allocated off-street parking space, entry phone system and well-maintained communal garden.

The flat is set within the popular Wanstead Hospital development and just 0.5 miles from both Snaresbrook Station and Wanstead's vibrant High Street, offering an eclectic mix of shops, bars and restaurants. In addition to Wanstead, Snaresbrook and South Woodford 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 and Wanstead Park.

From the owners:

"We've loved every minute of living in this property and will miss the beautiful views and the glorious golden hour light that floods the flat each evening. It's a lovely well-maintained development close to everything Wanstead, Snaresbrook and South Woodford have to offer. It's been the perfect place to grow our family!"

EPC Rating: C71  
Council Tax Band: C  
Service Charge: Approx. £1750 per annum

Ground Rent: £100 per annum  
Lease Information: 125 years from 1st January 1994  
(95 years currently remain)

**Reception/Dining Room**  
14'4" x 12'0"

**Kitchen**  
8'7" x 7'8"

**Bedroom**  
12'2" x 9'3"

**Bedroom**  
12'2" x 6'5"