



## Belgrave Road, Wanstead

Asking Price £340,000 Leasehold

- Two double bedroom apartment
- Well presented
- Secure storage unit
- Close to Aldersbrook Primary (0.8miles)
- Hourly security checks of building & grounds
- Stunning views
- Gated development with concierge and full CCTV coverage
- 1 Mile to Wanstead Station
- Parking, well-maintained communal grounds and Secure basement storage units (covered by CCTV)
- Fully upgraded / maintained lifts to all floors

*A well-presented two double bedroom apartment positioned on the sixth floor in an immaculate, gated block surrounded by park and forest land.*

Belgrave Heights benefits from a front of house concierge, lift, beautifully maintained communal grounds and secure parking. In addition, there is also a large handy storage unit in the basement ideal for keeping your bikes and suitcases.

Accommodation is comprised of two double bedrooms, a bathroom, fitted kitchen and a large lounge/diner. The lounge/diner features two windows that not only allow the light to flood in but ensure you enjoy the stunning views over the forest and the London skyline beyond. The kitchen is fitted with high gloss cabinets complemented by contrasting work surfaces and integrated appliances. The home is bright and cheerful throughout due to the different aspects of the rooms.

Schooling and transport links are also close by; The Ofsted rated outstanding Aldersbrook Primary School is 0.8 Miles away and Manor Park Station (1.6miles) with the newly opened Elizabeth Line. There are a number of bus routes and additional stations close by including Leytonstone (0.8 Miles on foot) and Wanstead Central Line Station (0.9 Miles) and their vibrant High Streets.

EPC Rating: C74

Council Tax Band: C

Lease Information: 999 years from 12 March 1999 (974 years currently remain)

Service Charge: £2400 per annum (Reviewed annually) - water is included within the service charge

Ground Rent: £322.50 per annum

**RECEPTION ROOM**

17'5" x 10'1"

**KITCHEN**

12'3" x 5'10"

**BEDROOM**

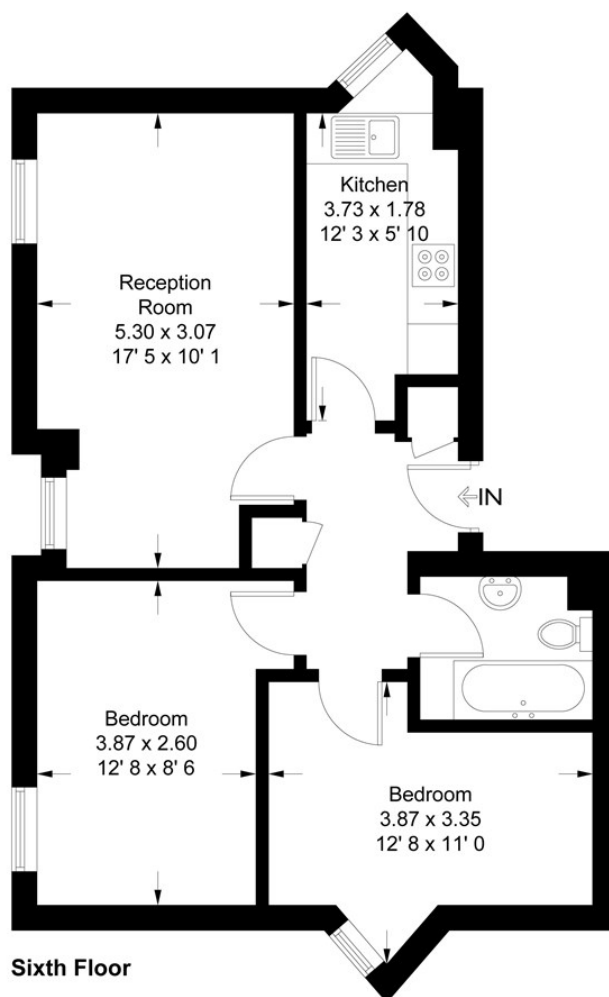
12'8" x 11'0"

**BEDROOM**

12'8" x 8'6"

**Belgrave Heights**

Approximate Gross Internal Area = 578 sq ft / 53.7 sq m



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.