



## River Court, Wanstead

Offers In Excess Of £370,000 Leasehold - Share of Freehold

- Two double bedrooms
- Private Balcony
- Large lounge/diner
- Generous bathroom and kitchen
- Share of freehold with long lease
- 0.4 Miles to Wanstead Central Line Station and High Street
- Chain free
- First floor apartment

Petty Son & Prestwich are pleased to offer for sale this first floor, two bedroom apartment, enjoying a private balcony, share of the freehold and long lease.

Just 0.3 miles from Redbridge Central Line station and 0.4 miles to Wanstead underground station, this home is perfectly placed for those who regularly commute to the city. In addition, it is just a short walk to Wanstead Leisure Centre (0.1 Mile) and Wanstead High Street, with its popular array of coffee shops, restaurants, supermarkets and bars. On approach, the large communal hallway is naturally bright thanks to the large glass windows and can be accessed via a secure entry phone system. Internally the apartment is flooded with natural light thanks to the large windows throughout and the spacious lounge/diner creates a wonderful living space. There are two spacious double bedrooms on offer, and a well-proportioned contemporary family bathroom. The home further benefits from a share of the freehold with long lease and no onward chain – perfect for those requiring a quick move.

EPC Rating: C77

Council Tax Band: C

Lease Information: 999 years from 1st January 2018 (993 years remaining)

Service Charge: £1800 Per Annum

Ground Rent: N/A

