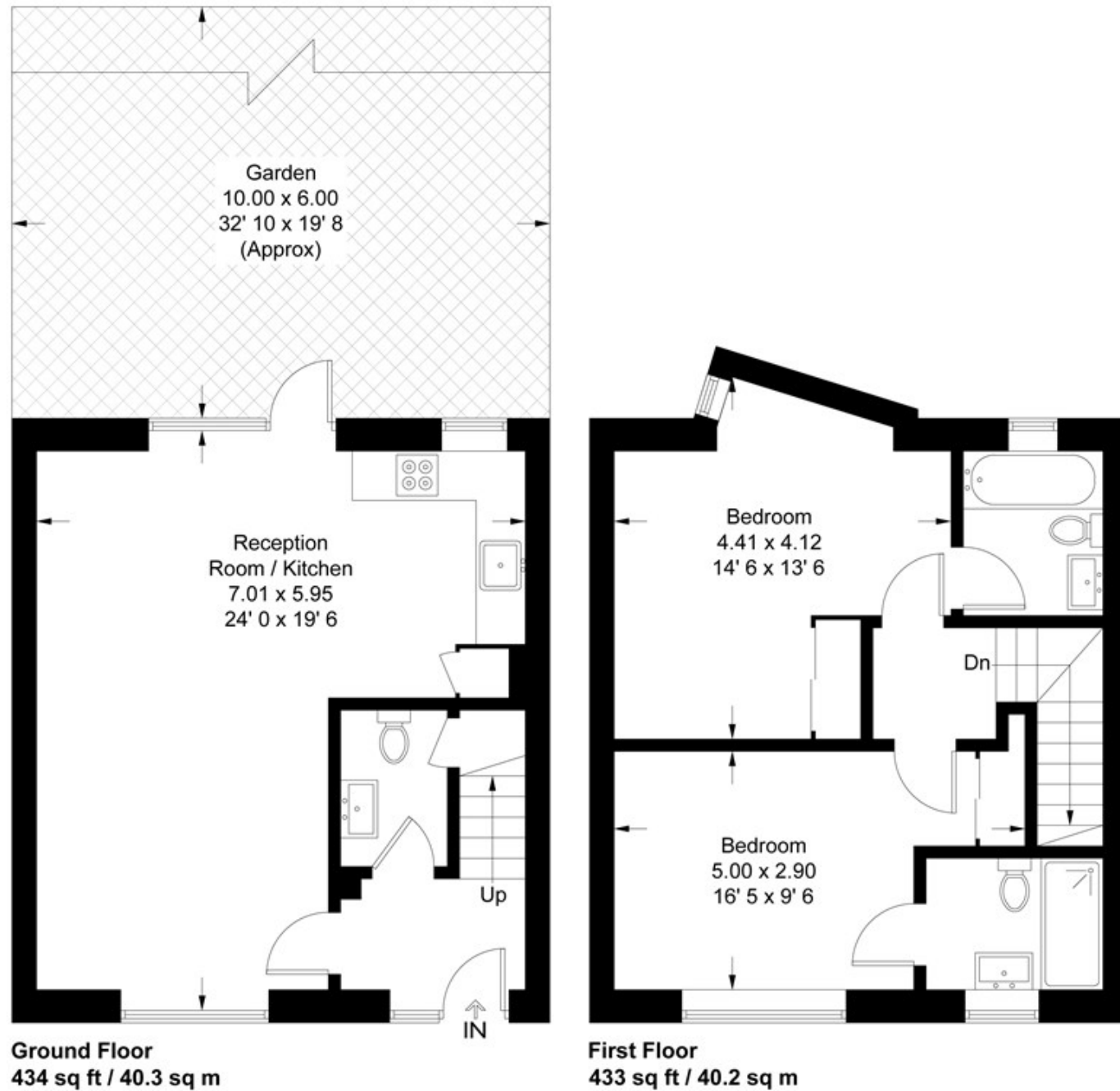


## Wanstead High Street

Approximate Gross Internal Area = 867 sq ft / 80.5 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.



### High Street, Wanstead

Offers In Excess Of £700,000 Leasehold

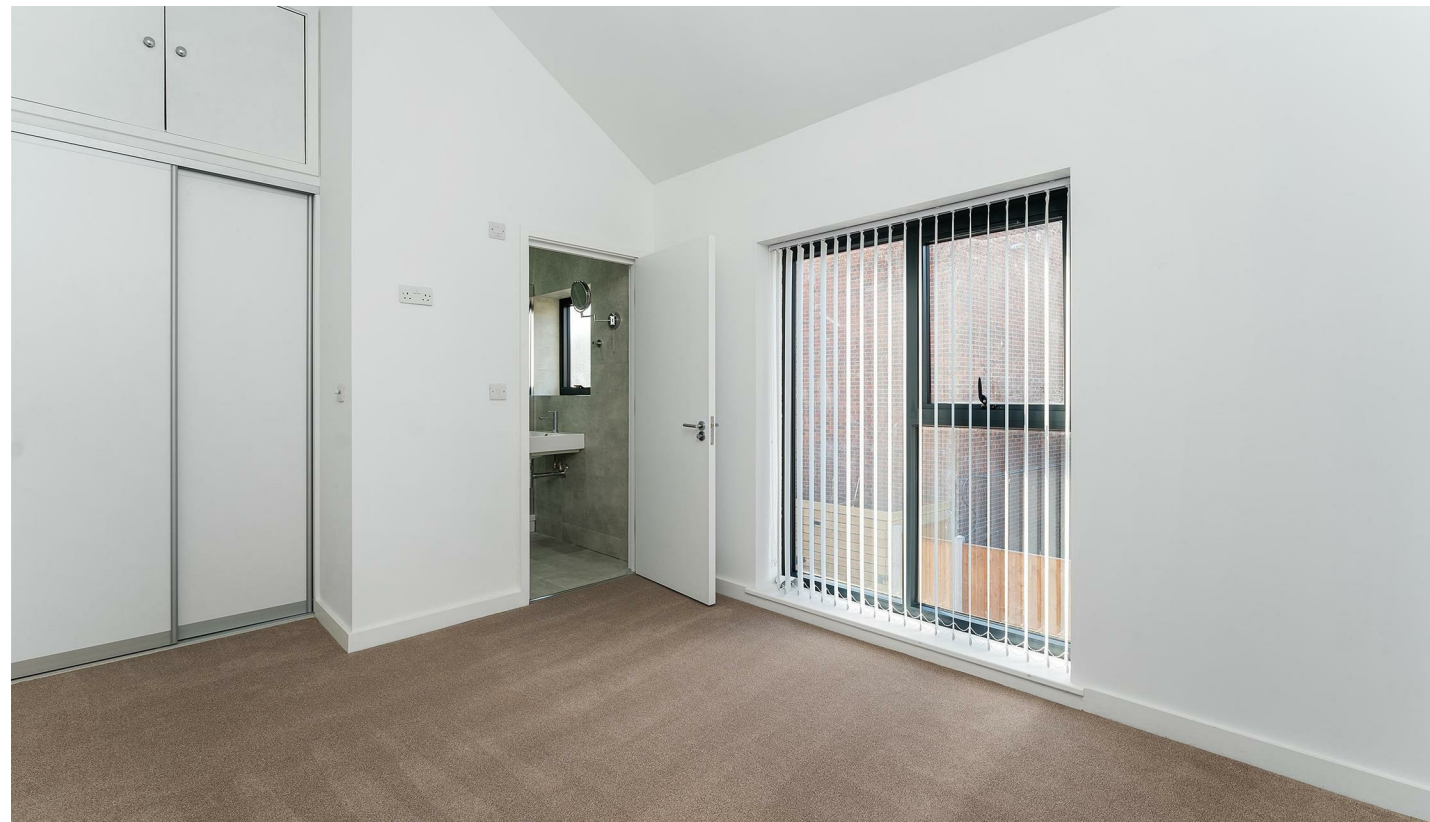
- Recently constructed mews house
- An exclusive development of only five properties
- En-suite bathroom
- Ground floor W.C
- Private rear garden
- Located just behind Wanstead High Street
- Two double bedrooms
- En-suite shower room
- Open plan kitchen/living room
- Communal bike storage (no permit parking available)

# High Street, Wanstead

Petty Son & Prestwich are delighted to market for sale this fantastic two double bedroom, two bathroom mews house, recently constructed as part of a small development of just five properties on Wanstead's popular High Street.



Council Tax Band: C



Positioned on Wanstead High Street, this superbly modern leasehold house is perfectly positioned for those wishing to have everything Wanstead has to offer at their fingertips. Wanstead Station and Snarebrook Station are only a short walk away (0.2 and 0.3 miles respectively) making it a commuters dream, and Christchurch's leafy green is a mere 30 yards away where you can sit down and relax with a coffee from 'The Café On The Green' or one of Wanstead's many other café's.

The small development, consisting of three mews houses and two apartments, is accessed from the High Street via a secure lobby area, and from there into an external courtyard where the three mews houses are posited. Being placed just behind the high street it affords the property a good deal of peace, seclusion and privacy, despite its centrality. The property enjoys a small front garden and commences internally with an entrance hall leading to a handy ground floor W.C and access to the spacious open-plan kitchen/living area. Richly coloured herringbone Amtinco flooring runs throughout the majority of the ground floor, providing a striking contrast to the white walls and contemporary kitchen, which includes an integrated dishwasher, fridge/freezer, oven, induction hob with extractor and washing machine. The good sized rear garden is accessible from the main living area, consisting of patio and meat astro turfed lawn.

To the first floor there are two light and airy double bedrooms, both with built in wardrobes and both enjoying an en-suite in the form of either a bath or shower room. There is outside light and power to the front of the property in addition to communal bin storage. Due to the restrictions placed on newly constructed properties within London, the occupants of this home do not have the right to parking permits, but have access to a communal bike storage area. There is also the additional benefit of solar panels and there will be a new lease of 125 years granted upon completion.

EPC Rating: B83

Council Tax Band: C

Lease Information: There will be a new lease of 125 years granted upon completion

Service Charge: £1400 per annum (reviewed

annually)

Ground Rent: £200 per annum

**Kitchen/Reception Room**

24'0 x 19'6

**Bedroom One**

14'6 x 13'6

**Bedroom Two**

16'5 x 9'6