



## New Wanstead, Wanstead

Asking Price £435,000 Leasehold - Share of Freehold

- Two bedroom ground floor apartment
- Share of freehold
- 0.3 Miles to Snaresbrook station
- 0.2 Miles to Wanstead High Street
- Chain free
- Residents parking
- Central Wanstead location
- Well presented throughout
- Ideal for commuters



Petty Son and Prestwich are proud to offer for sale this well presented, two bedroom, purpose built apartment, which benefits from a generous lounge/diner, residents parking, share of the freehold and so much more.

This two bedroom apartment is perfectly located for commuters, being within close proximity of the A12 and within a short walk of Snaresbrook (0.3 miles) Wanstead (0.5 miles) and Leytonstone (0.8 miles) Central Line Stations. Epping Forest and local parks sprawl across the area and are ideal for a morning run, bike ride or walk on a sunny day. Wanstead High Street is just 0.2 miles with its fantastic mix of restaurants, coffee shops, bars and boutiques. The property is situated on the ground floor in a very well maintained block. Internally this home has been decorated in a cool, monochrome colour scheme by the current owners, maximising the feel of space and light and allowing the new owner to move straight in, unpack and relax. The master bedroom is a fantastic size and has plenty of space for wardrobes and bedside tables, whilst the second bedroom can also be used as an office, ideal for those working from home. The impressive kitchen is any cooking enthusiasts' dream, with a large amount of preparation space, grey splash back tiles and a range of appliances. The property is being sold with a share of the freehold and no onward chain.

EPC Rating: C71

Council Tax Band: C

Reception/Dining Room

14'9 x 11'11

Kitchen

9' x 8'10

Bedroom

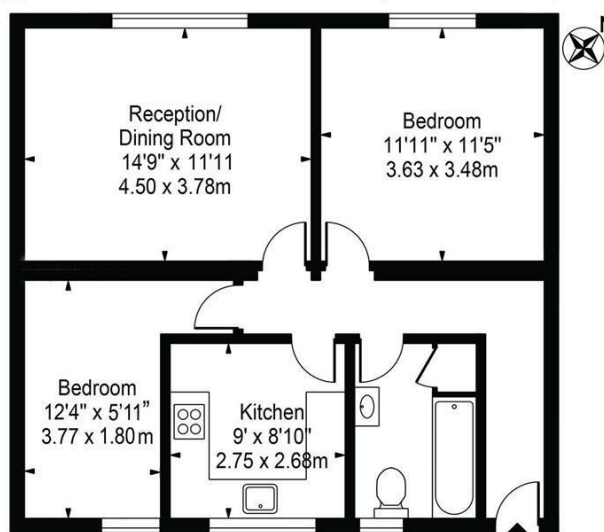
11'11" x 11'5"

Bedroom

12'4" x 5'11"

### Highstone Court

Approx. Gross Internal Area 677 Sq Ft - 62.90 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.