

## New Wanstead, Wanstead

Offers In Excess Of £495,000 Leasehold - Share of Freehold

- Fifth story apartment of approximately 900 square feet, with lift
- Iconic development on the corner of Wanstead High Street
- Modern kitchen
- A range of fitted storage throughout
- Modern shower room with a separate W.C
- Large lounge/diner
- Two spacious double bedrooms
- Private balcony
- Communal gardens
- Garage & barrier-controlled parking



# Petty Son & Prestwich are delighted to offer this large, fifth floor apartment offering over 900 square feet of living space, two double bedrooms and a private balcony, moments from Snaresbrook Central Line Station.

Set within one of Wanstead's most recognisable buildings, on the corner of Wanstead High Street, this development has been going through numerous updates, including more recently a new lift and works within the communal grounds, with further works anticipated for the communal lobby areas and ongoing replacement of the windows and balcony doors of each apartment.

Located on the fifth floor, the apartment is accessed by security entry phone with lift or stairs serving all floors. Once inside one can fully appreciate the light and airy accommodation on offer. A generous entrance hall leads to a roomy, dual aspect sitting/dining room with a spacious private balcony offering leafy views. Conveniently located next to the lounge/diner, the kitchen has a range of integrated appliances, good run of storage cupboards and room for a small breakfast table. There are two generously sized bedrooms, both with one run or two runs of wall-to-wall fitted storage and a modern shower room with a handy, separate W.C.

Externally there are well maintained communal gardens, a private garage and barrier-controlled parking.

The apartment is offered with no onward chain.

EPC Rating: E44

Council Tax Band: D

Lease Information: 199 years from 1st July 2004 (178 years currently remain)

Ground Rent: £100 per annum

Service Charges: £6,664 per annum (Reviewed annually)

Additional costs - the estate agent has been reliably informed that an additional balloon payment of, no less than £50,000, will be due January 2026

Reception/Dining Room

19'3" x 16'4"

Kitchen

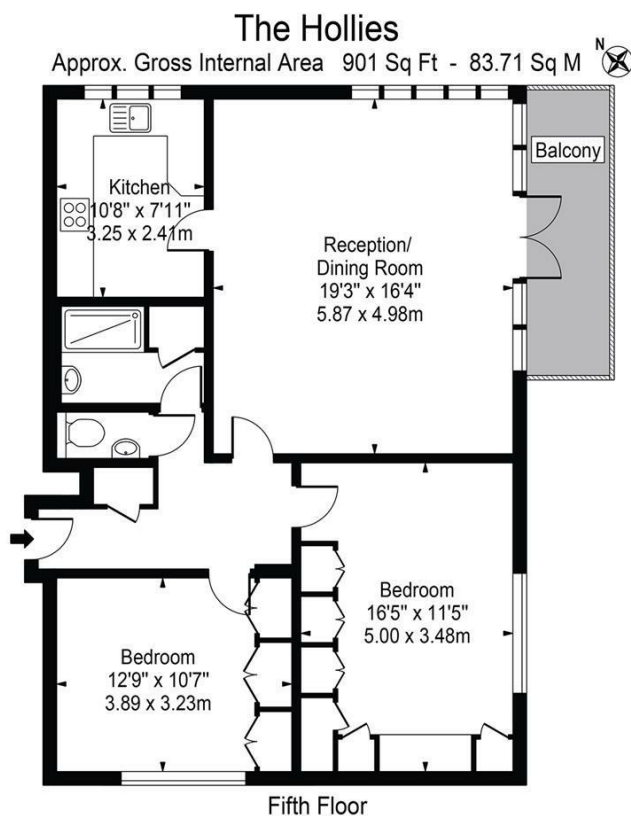
10'7" x 7'10"

Bedroom

16'4" x 11'5"

Bedroom

12'9" x 10'7"



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.