



## Blake Hall Road, Wanstead

Offers In Excess Of £390,000 Leasehold - Share of Freehold

- Ground floor apartment
- Two double bedrooms
- Share of Freehold with long lease
- Chain free
- Purpose built
- Large lounge/diner
- Allocated parking space and lockable outside store
- 0.3 Miles from Wanstead Station and high Street

*Petty Son & Prestwich are delighted to present this spacious two-bedroom ground-floor apartment, offering a Share of the Freehold and secure, underground parking space.*

Located just 0.3 miles from both Wanstead Station and Wanstead High Street, this property combines convenience with comfort. Situated at the top of Blake Hall Road, the apartment boasts excellent transport links, with Wanstead Underground Station and High Street only a short walk away. A variety of bus routes are also easily accessible from the road.

The apartment itself is generously proportioned, featuring an entrance hall with a large storage cupboard, two well-sized bedrooms, with the master being exceptionally spacious. The bright and airy lounge/diner opens directly into the adjoining kitchen, while the bathroom offers a shower over the bath. The property benefits from an abundance of natural light, with large windows throughout, including floor-to-ceiling windows in the lounge/diner. Additional advantages include a long lease of over 900 years, beautifully maintained communal gardens, underground parking, a handy, lockable store cupboard and no onward chain, making this an ideal opportunity for those seeking a move-in ready home.

EPC Rating: D64

Council Tax Band: C

Lease Information: 999 years from 22nd November 1984 (958 years currently remain)

Service Charge: £1800 Per Annum (£450 paid per quarter & reviewed annually)

Ground Rent: Peppercorn

Reception/Dining Room

18'6" x 10'11"

Kitchen

12'0" x 6'0"

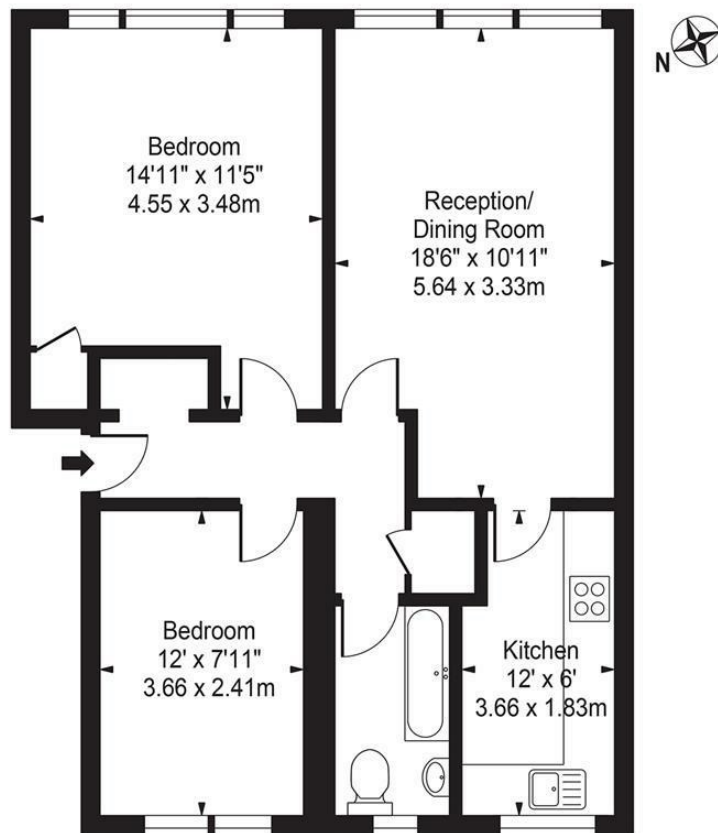
Bedroom

14'11" x 11'5"

Bedroom

12'0" x 7'10"

**Nadir Court**  
Approx. Gross Internal Area 669 Sq Ft - 62.15 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.