



## Nightingale Lane, Wanstead

Asking Price £550,000 Leasehold - Share of Freehold

- Split level maisonette - split across the basement and ground floor
- Ensuite bathroom
- Plenty of storage space
- Share of Freehold
- Two bedroom, two bathroom apartment
- Private garden
- 0.3 miles to Wanstead High Street

## ‘One of a kind’, ‘stylish’ and ‘spacious’ are just a few words to describe this incredible home that Petty Son and Prestwich have the pleasure in offering for sale.

Nestled within the heart of the ‘Wanstead Village’, located on the characterful Nightingale Lane, this property is well positioned for Wanstead High Street (0.3 miles) with its shops, restaurants, and bars. Moments from stepping foot outside the property you have access to a smaller parade of shops on Nightingale Lane as well as the incredibly popular ‘The Duke’ and ‘Nightingale’ pubs, the latter of which is opposite a small leafy green. The property is also within walking distance of both Snaresbrook and Wanstead tube station (0.4 and 0.6 miles) and a fantastic range of good and outstanding schools including Nightingale Primary, Snaresbrook Primary and Wanstead Church School.

Stepping inside, the impressive hallway features attractive panelling and leads you to both bedrooms in which the principal bedroom has a modern ensuite bathroom and a large storage cupboard. The second bedroom features dual aspect windows and there is a modern shower room and toilet, perfect for guests. The hallway also leads down into the lower ground floor that has been cleverly converted to create a stylish open plan living space. The space avoids feeling dark thanks to the two windows to the side and rear and an attractive block glass feature window to the front. The fitted kitchen features plenty of cupboard and worktop space, whilst the large living area can easily accommodate a dining table and create a spacious lounge area. There is also great storage space located under the stairs. From the ground floor you also have direct access to a private garden that has been beautifully landscaped with the perfect mix of high quality, low maintenance artificial grass, a beautiful flower bed and decked area perfect for enjoying the summer sun on!

EPC Rating: D63

Council Tax Band: B

Lease Information: 125 years from 1st January 2011 (111 years currently remain)

Service Charge: N/A

Ground Rent: N/A

Reception Room/Kitchen

21'9" x 15'3"

Bedroom

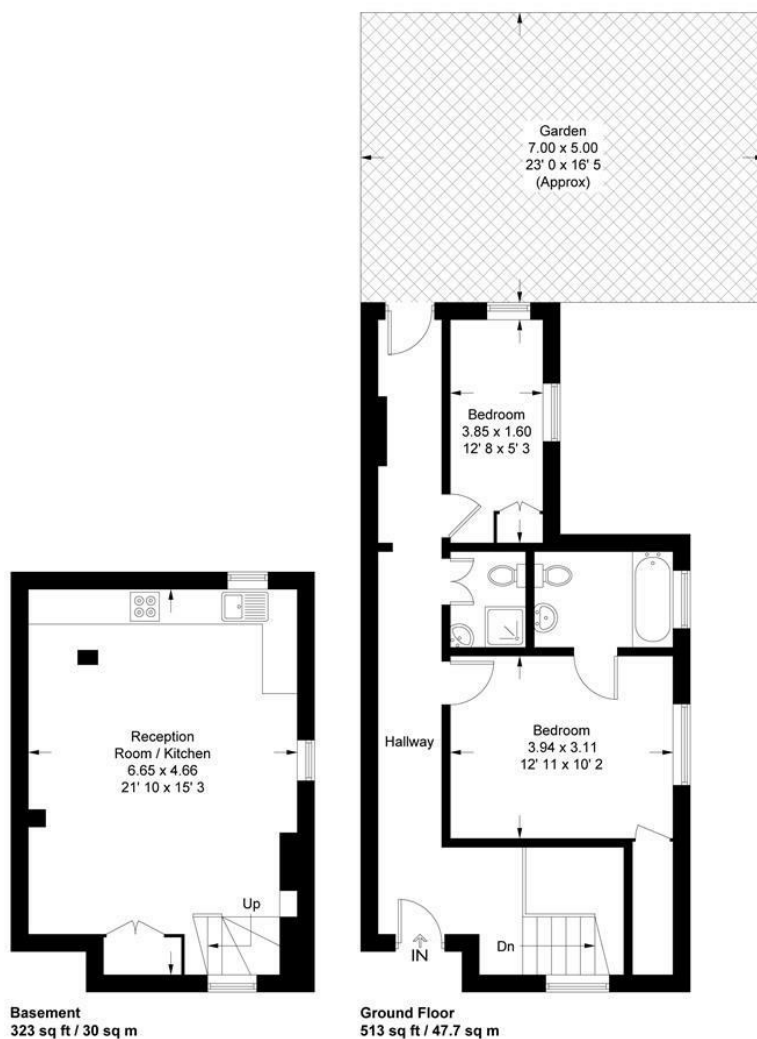
12'11" x 10'2"

Bedroom

12'7" x 5'2"

### Nightingale Lane

Approximate Gross Internal Area = 836 sq ft / 77.7 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.