



TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Nightingale Lane, Wanstead

Offers In Excess Of £365,000 Leasehold - Share of Freehold

- Ground floor apartment
- One double bedroom
- Superb condition throughout
- Immaculate communal gardens
- 0.3 Miles from Snaresbrook & Wanstead Station's
- Purpose built, gated development
- Small development in a quiet location
- Large, open plan living space
- A stone's throw from Wanstead High Street

Nightingale Lane, Wanstead

Petty son and Prestwich are delighted to offer for sale this immaculate one double bedroom ground floor apartment.

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Council Tax Band: C



Positioned at the top of Nightingale Lane, amongst the buzz of central Wanstead, you will discover this stunning home tucked away in the popular, Jenny Court development. Jenny Court is a quaint, yet contemporary development of beautifully maintained apartments that are mere 300 feet from Wanstead High Street that is renowned for its excellent range of bars, cafes and shops and is equidistant from both Snaresbrook and Wanstead Central Line Stations (0.3 miles).The immaculate communal garden and grounds are quiet and bathed in sun during the summer, making it an ideal place to sit out and enjoy time with friends or a good book.

The interior of the home is bright and modern, with each of the rooms being perfectly proportioned and presented. The stunning open-plan living space offers a high-gloss kitchen with a range of fitted appliances and plenty of floor space to accommodate a corner sofa and four-seater dining table. The spacious double bedroom offers a fitted wardrobe and dressing space to the end of the room, whilst the sleek, contemporary bathroom, with natural light and ventilation, makes the perfect place to soak away the day and relax. This apartment really does tick all the boxes for those looking for a home in great condition and is on the doorstep of everything Wanstead has to offer!

EPC Rating: B81
Council Tax Band: C
Lease Information: 999 years from 22 July 2014 (988approx years currently remain)
Service Charge: £1811.25 per annum (reviewed annually)
Ground Rent: N/A

Reception Room/ Kitchen
18'9" x 17'2"

Bedroom
15'2" x 8'11"