



Selworthy Close, Wanstead

£450,000 Leasehold

- Two-bedroom apartment
- Stylish new kitchen and bathroom
- Garage en-bloc
- Chain free
- First floor
- Double aspect living/dining room
- 0.2 miles to Snaresbrook Underground Station

Petty Son & Prestwich are proud to offer for sale this meticulously refurbished two-bedroom first-floor apartment, showcasing a stunning interior finish and high-specification upgrade throughout.

Located in the peaceful Selworthy Close development, which is just 0.2 miles from both Snaresbrook Central Line Station and Wanstead High Street, this property offers the ideal mix of modern living and convenience. No detail has been overlooked in this comprehensive renovation, making it an ideal home for professionals, first-time buyers, or investors.

Step inside to discover bright, freshly plastered interiors with crisp white walls and on-trend light herringbone flooring running through the hallway and kitchen. All electrical wiring has been updated, including new power points thoughtfully positioned for bedside lighting and wall-mounted TVs. The heart of the home is the brand-new contemporary kitchen, featuring sleek, soft grey handleless cabinets, complemented by white marble-style worktops and matching splashbacks. The separate layout keeps cooking aromas out of the main living areas, maintaining a fresh, clean ambiance throughout.

The stunning, fully tiled bathroom is finished in stylish grey slate with modern black fittings, recessed LED-lit shelving for toiletries, a luxurious bath with overhead shower, a circular basin, and an illuminated mirror to complete the elegant design.

The generous lounge benefits from a double-aspect layout, flooding the space with natural light. It comfortably accommodates both a dining area and lounge seating, making it perfect for relaxing or entertaining. The icing on the cake with this apartment is that it is being offered with a garage en-bloc, its chain free and comes with a long lease!

EPC Rating: C70

Council Tax Band: C

Lease Information: 999 years from 29th September 1972 (946 years currently remain)

Service Charge: £2492.20 per annum (Reviewed annually)

Ground Rent: £44 per annum

Estate Charge: £481 per annum (Reviewed annually)

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception/ Dining Room

20'12" x 11'10"

Kitchen

15'9" x 16'3"

Bedroom

15'9" x 11'3"

Bedroom

15'8" x 7'7"