



SELWORTHY CLOSE, WANSTEAD

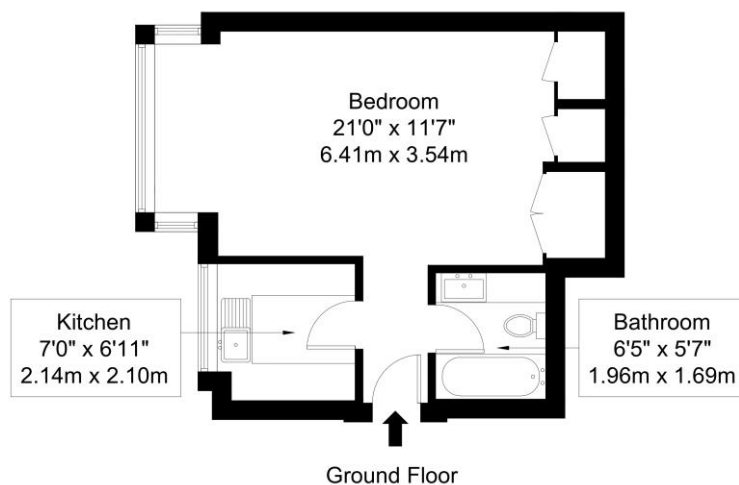
In this purpose built development, within walking distance of Snaresbrook Central Line Station (0.3 miles) and Wanstead High Street (0.2 miles), you will discover this ground floor studio apartment. With fabulous leafy parks, Epping Forest Land and swathes of open greenery such as Leyton Flats and Wanstead Park within an easy walk or cycle ride you are able to escape to more tranquil surroundings. A fantastic range of independent coffee shops, restaurants, shops and bars are literally on your doorstep whilst Central London is just a quick train journey away providing a convenient commute for both daily work travel or leisure time. With a long lease, sensible layout and lots of storage cupboards it is the perfect starter home or rental, with the ground floor positioning making it easy and convenient for access. The separate kitchen laid out in a 'c-shape' design maximises the storage and worksurface space on possible. A separate bathroom lies opposite, offering a bath with shower overhead. The bedroom/living space is surprisingly spacious for a studio, at approximately 245 square feet, with a South/Westerly facing both the main living room and kitchen area naturally light and bright throughout the day. Permit parking is available within the close and wider area.

£225,000 Leasehold

- Studio apartment • Ground floor • Purpose built
- Separate kitchen • Large living/bedroom space of 245 square feet • Plenty of storage
- Bathroom with shower over bath • Long lease • Chain free
- Close to Wanstead High Street (0.2 miles) • *EPC RATING: D64* • *Council Tax Band: B*
- *Service Charge: £2312.22 per annum (reviewed annually)* • *Ground Rent: £481.22 per annum*
- *Lease Information: 999 years from 29th September 1972 (947 years currently remain)*

Selworthy Close, E11 2TE

Approx Gross Internal Area = 35.21 sq m / 378 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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