



Snaresbrook Road, E11 1PQ
London





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Kings Group are Delighted to present this rare to the market 1 Bedroom Flat nestled on the charming Snaresbrook Road, this immaculate flat presents a wonderful opportunity for those seeking a comfortable and stylish living space. The property boasts a well-appointed bedroom, a modern bathroom, and a welcoming reception room that is perfect for relaxation or entertaining guests.

One of the standout features of this flat is its stunning views over the picturesque Eagle Pond, providing a serene backdrop to your daily life. The property is conveniently located within walking distance to Snaresbrook Station, making commuting and exploring the vibrant city of London a breeze.

Additionally, this flat benefits from a long lease, offering peace of mind for future homeowners or renters. For those with a vehicle, the inclusion of a garage adds an extra layer of convenience, ensuring that parking is never a concern.

In summary, this flat on Snaresbrook Road is an exceptional find, combining modern living with a tranquil setting. Whether you are a first-time buyer, a professional seeking a city retreat, or an investor looking for a prime property, this flat is sure to impress. Do not miss the chance to make this delightful home your own.

Offers In The Region Of £415,000



- Immaculate condition
- Long Lease
- Walking Distance To Local Shops And Amenities
- Views Over Eagle Pond

Locality:

Snaresbrook Road, offers a prime location with uninterrupted views over the picturesque Eagle Pond and is situated within the prestigious Wanstead Conservation Area. Just a 2-minute walk from the expansive Epping Forest, the property is ideal for nature lovers and those seeking outdoor leisure activities.

For commuters, Snaresbrook Underground Station, serving the Central Line, is only a 5-minute walk away, providing swift access to Central London and surrounding areas. The property is conveniently located near Wanstead and South Woodford town centers, both of which offer a wide array of amenities, including shops, restaurants, schools, and healthcare facilities. This desirable location combines natural beauty with urban convenience, making it a perfect choice for families and professionals alike.

Tenure & Council Tax

Tenure: Leasehold
 Lease length: 946 Years Remaining
 Service Charge: £1564 P/A
 Ground Rent: £36 P/A
 Council Tax Band: C
 Annual Council Tax Estimate: £1,858 P/A
 Flood Risk: Low
 Construction Type: Brick Built

Entrance Hall 3'5" x 17'4" (1.06 x 5.29)

Double glazed windows to the side aspect, single radiator, oak wood flooring.

- Garage
- Walking Distance To Snaresbrook Station
- Visitor Parking
- Walking Distance From Epping Forest

Reception Room 12'7" x 16'1" (3.85 x 4.92)

Double glazed windows to the side aspect, single radiator, oak wood flooring, power points

Kitchen 6'8" x 12'11" (2.05 x 3.96)

Double glazed windows to the side aspect, oak wood flooring, tiled splash backs, range of base and wall units with flat top work surfaces, marble effect work surfaces, integrated cooker, electric hob, electric oven, extractor hood, sink drainer unit with waste disposal, integrated fridge freezer, integrated washing machine, power points.

Bedroom 10'5" x 12'4" (3.19 x 3.78)

Double glazed windows to the side aspect, single radiator, oak wood flooring, built in wardrobes, power points, fitted shutters.

Bathroom 8'2" x 5'8" (2.51 x 1.74)

Tiled walls, heated towel rail, tiled flooring, shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps, Vanity unit, low level flush WC.

Garage

Up and over garage door, garage lighting.





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