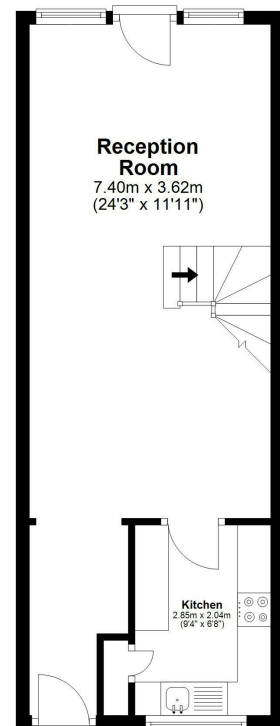
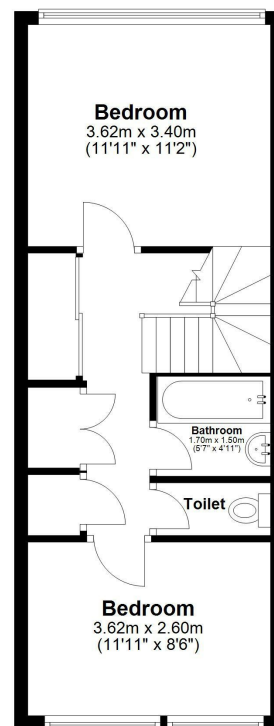


**Ground Floor**  
Approx. 37.5 sq. metres (403.4 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

**Carlton Terrace**



## Carlton Terrace, Nightingale Lane, Wanstead

Asking Price £525,000 Freehold

- Freehold, terraced house
- Wanstead Village location
- Living space of just over 24 feet in depth
- Private East facing garden
- 0.2 Miles to Wanstead High Street
- Two double bedrooms
- Directly bordering Nightingale Green
- Separate modern kitchen
- Permit parking
- Chain free

# Carlton Terrace, Nightingale Lane, Wanstead

Overlooking Nightingale Green in the heart of Wanstead Village, Petty Son & Prestwich is pleased to present this two double bedroom freehold home, complete with a private east-facing garden, just 10 minutes walk from the local underground.



Council Tax Band: C



Perfectly placed to combine village charm and excellent city connections, this terraced home sits in the heart of a much-loved East London neighbourhood. The property enjoys views across a central green, with a wide front patio running along the front of the row of houses.

**Bedroom**  
11'11" x 11'2"

**Bedroom**  
11'11" x 8'6"

Wanstead High Street is a short 0.2 mile stroll away, where you'll find leafy views and an excellent selection of cafés, restaurants, and gastro pubs. Both Snaresbrook and Wanstead Central Line stations are within a 10-minute walk, providing convenient access to the City and beyond. Even closer to home are well-regarded local spots including The Duke and The Nightingale On The Green pubs, and The Lane restaurant, a friendly convenience shop and highly-rated primary and secondary schools.

The property itself is well maintained and spacious including an entrance hall with storage space, and a generous open-plan living and dining area extending over 24 feet (or more than 10 m). A central staircase neatly divides the space, creating a natural distinction between the living and dining areas. The room is flooded with natural light thanks to the floor-to-ceiling windows and central glass door that also helps create a seamless link into the garden. To the front, a separate modern kitchen enjoys views across Nightingale Green.

Upstairs, the landing features useful ample built-in storage with space for a washing machine and drier and leads to two well-sized double bedrooms. A contemporary bathroom and separate W.C. are conveniently positioned between them.

The rear garden is quiet and designed for low maintenance, mainly laid to patio with a small planted border and a handy storage shed at the back. Free and permit parking is available around the green and nearby streets, and the property is offered with no onward chain.

EPC Rating: C70

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**Reception Room**  
24'3" x 11'11"