



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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## Althorne Gardens, South Woodford

Asking Price £385,000 Leasehold

- First floor apartment
- Two private balconies
- Spacious living/dining room
- 0.5 Miles from Snaresbrook Station
- Two double bedrooms
- Utility area
- Communal gardens

# Althorne Gardens, South Woodford

Petty Son & Prestwich are delighted to present this exceptionally spacious two double-bedroom first-floor apartment, boasting two private balconies and excellent built-in storage throughout.



Council Tax Band: C



Ideally located just 0.5 miles from Snaresbrook Underground Station, the property offers superb connectivity—placing you only three stops from Stratford's Westfield Shopping Centre and within 20 minutes of Central London.

Whether commuting, socialising, or shopping, everything you need is within easy reach. Wanstead's vibrant High Street is also just a short walk away, featuring a variety of independent cafés, restaurants, and boutique shops. For lovers of the outdoors, the apartment is perfectly situated moments from Epping Forest and the scenic Snaresbrook Pond, offering fantastic opportunities for walking, running, and cycling all year round.

Upon entering, you're welcomed by a spacious entrance hallway that provides a great sense of openness. Both double bedrooms are well-proportioned and filled with natural light, finished in a fresh, modern style that creates a relaxing atmosphere.

The separate contemporary kitchen is fully fitted and offers ample space for a breakfast table, with a utility area complete with a useful built-in storage cupboard. The fully tiled shower room continues the modern feel, providing a clean and stylish space.

The generous lounge/diner easily accommodates both seating and dining areas, with doors leading out to a balcony overlooking green communal grounds - perfect for relaxing and enjoying your morning coffee.

With excellent transport links nearby, including easy access to the M11, M25, and North Circular, this well-located home offers the perfect balance of convenience and tranquillity.

EPC Rating: D67

Council Tax Band: C

Lease Information: 125 years from 23rd September 1991 (90 years currently remain)

Service Charge: £2300 per annum

Ground Rent: £10 per annum

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

**Reception Room**  
15'9" x 11'10"

**Kitchen**  
10'8" x 10'2"

**Bedroom**  
12'2" x 12'2"

**Bedroom**  
11'10" x 11'9"