



## Selworthy Close, Wanstead

Offers In Excess Of £415,000 Leasehold

- Two-bedroom apartment
- Modern kitchen and bathroom
- 0.2 miles to Snaresbrook Station
- Chain free
- Top floor
- Garage en-bloc
- Lease in excess of 900 years

## Petty Son & Prestwich are pleased to offer for sale this spacious two-bedroom top floor apartment with garage close to Snaresbrook Station and Wanstead High Street.

Selworthy Close is a peaceful purpose-built development that is within walking distance of Snaresbrook Central Line Station (0.2 miles) and Wanstead High Street (0.2 miles), making it an ideal purpose for city commuters or investors. Although centrally located, you are also close to fabulous leafy parks and open green spaces such as Leyton Flats and Wanstead Park, allowing you to enjoy local, but more tranquil surroundings when desired.

The spacious hallway has good storage space with a large cupboard cleverly housing the washing machine. The contemporary fitted kitchen provides plenty of worktop space and being in a separate room, helps prevent unwanted cooking smells drifting into the lounge and bedrooms. The lounge is a generous size and can easily accommodate a dining table as well as a sofa and the modern, fully tiled bathroom offers a bath with shower overhead.

Additional fantastic features include a long lease of over 900 years, a garage en-bloc and the apartment is being offered for sale chain free.

EPC Rating: E46

Council Tax Band: C

Lease length: 999 years from 29th September 1972 (946 years currently remaining)

Ground rent: £22 per annum

Service charge: £2492.20 per annum (Reviewed annually)

Additional Estate Charge: £481 per annum (Reviewed annually)

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

Reception/Dining Room

21'1" x 11'11"

Kitchen

15'11" x 6'7"

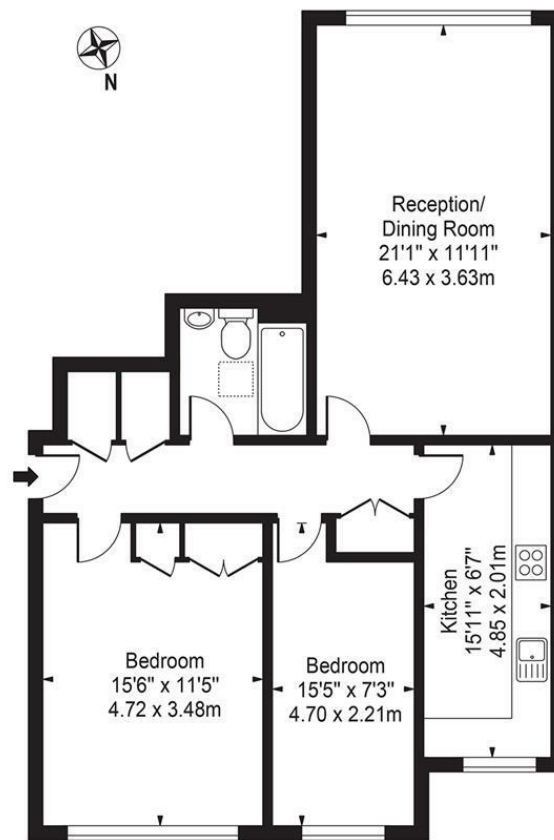
Bedroom

15'6" x 11'5"

Bedroom

15'5" x 7'3"

### Selworthy Close Approx. Gross Internal Area 809 Sq Ft - 75.16 Sq M



#### Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.