PETTY SON & PRESTWICH
EST.1908









Westleigh Court, Nightingale Lane, Wanstead

Asking Price £300,000 Leasehold

- Two double bedrooms
- Top floor with lift access
- Central Wanstead location
- Chain free
- Retirement apartment
- Rarely available
- Plenty of storage

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Rarely available and exceptionally spacious, Petty Son & Prestwich are delighted to present this unique two double bedroom, top floor retirement apartment, ideally positioned in the heart of Wanstead.

Offering an impressive 891 square feet of well-proportioned living space and available chain free, this wonderful home provides both comfort and convenience in equal measure. Set just moments from Wanstead High Street, yet tucked slightly back to ensure peace and privacy, Westleigh Court enjoys an enviable location. Residents benefit from immediate access to an excellent selection of shops, cafés and restaurants, along with two Central Line stations just a short stroll away, making it perfectly placed for both local living and wider travel.

Accessed via lift, the apartment offers two double bedrooms, both featuring fitted wardrobes, with the principal bedroom enjoying particularly extensive storage. The bright and spacious lounge is enhanced by two windows and offers ample room for both comfortable seating and a dedicated dining area.

The accommodation is completed by a well-appointed fitted kitchen and a spacious shower room. Overlooking the beautifully maintained communal gardens, the apartment enjoys a peaceful and tranquil environment.

Westleigh Court also offers a range of excellent on-site facilities, including a welcoming residents' lounge with views towards Wanstead United Reformed Church, tea-making facilities and W.C., a well-tended communal garden, laundry services, and a bookable guest suite for visiting family and friends. For added peace of mind, there is an on-site warden supported by a 24-hour monitored emergency call system.

Lease Information: 125 years from 1st January 1988 (86 years currently remain)
Service Charge: £4026.12 per annum
Ground Rent: N/A
EPC Rating: C75
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

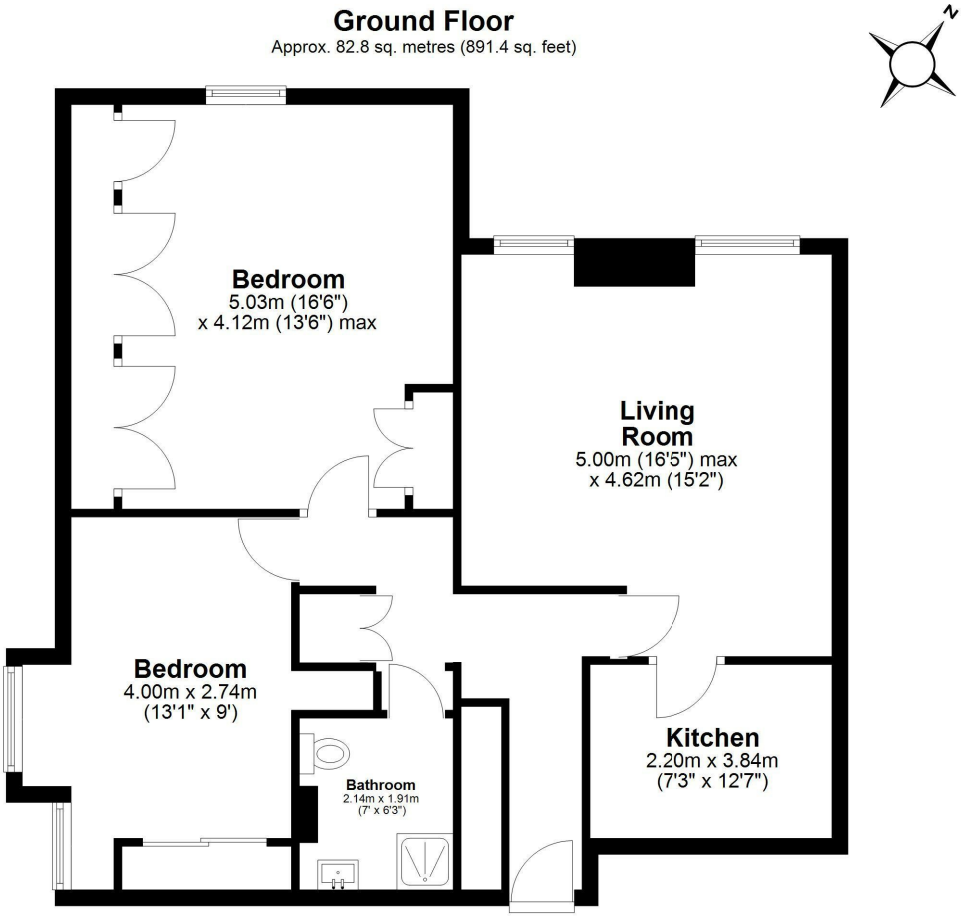
Reception Room
16'5" x 15'2"

Kitchen
7'3" x 12'7"

Bedroom
16'6" x 13'6"

Bedroom
13'1" x 8'12"

Ground Floor
Approx. 82.8 sq. metres (891.4 sq. feet)



Total area: approx. 82.8 sq. metres (891.4 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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Westleigh Court