



Mansfield Road, Wanstead

Offers In Excess Of £450,000 Share of Freehold

- One bedroom conversion
- Original features
- Central Location
- Loft area
- First Floor
- Own entrance door
- Sash windows

Perched on the edge of Wanstead High Street (0.2 miles) with its array of shops, bars, restaurants and two Central Line stations, the location of this apartment is highly sought after.

You are also close to the stunning Wanstead Park and Flats, where you can enjoy beautiful walks and bike rides past the lakes and forest.

This first floor one bedroom conversion with loft area oozes charm and character befitting its era and when combined with the high ceilings, exposed wood floorboards, sash windows, original doors and fireplace the home creates the perfect mix of contemporary flare against the characterful features.

The property is accessed via your own front door, the hallway lending itself well for useful storage of coats bags and shoes. Ascending to the first floor, the accommodation consists of a spacious sitting room with feature fireplace and cast-iron stove whilst the large sash window ensures the space is flooded by natural light.

Leading through to the kitchen, you will find a range of white high gloss cabinets with integrated appliances complemented by contrasting work surfaces and metro tiled splashbacks. The metro tiling is echoed through into the bathroom, which is fitted with a white suite and has a heated towel rail with school style radiator.

The double bedroom spans the width of the front of the building, offering a generous space enhanced by two sash windows and an original fitted cupboard.

The loft area is accessed via a staircase from the lounge, has a Velux window and fitted carpet.

Lease Information: 125 years from 29th September 1987 (86 years currently remain)

Service Charge: N/A

Ground Rent: N/A

EPC Rating: D56

Council Tax Band: C

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

Reception Room

10'2" x 14'7"

Kitchen

7'11" x 8'6"

Bedroom

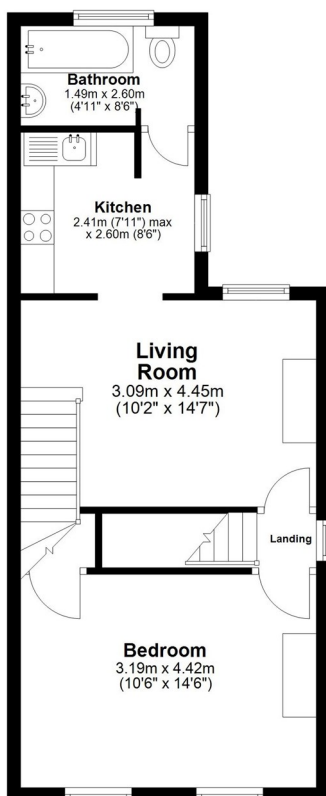
10'6" x 14'6"

Loft Room

13'5" x 14'11"

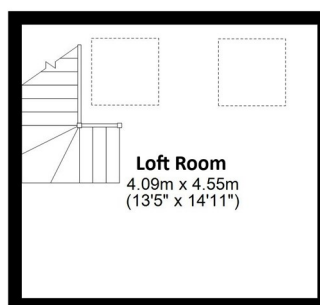
First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.2 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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