



## Wellington Road, Wanstead

£350,000 Leasehold

- One bedroom apartment
- Heart of Wanstead Village
- Separate kitchen
- Residents permit parking
- Ground floor, period conversion
- Large, bright lounge/diner
- Close to transport links
- Moments from Wanstead High Street

*Petty Son & Prestwich are delighted to present this charming one-bedroom ground-floor apartment, set within an attractive brick-fronted Victorian building just moments from the heart of Wanstead.*

Perfectly positioned only a few hundred yards from Wanstead's bustling High Street, the home enjoys immediate access to a vibrant selection of independent shops, cafés, bars, restaurants and the area's much-loved leafy greens. For commuters, the convenience is exceptional, with two Central Line stations located at either end of the High Street, along with an excellent choice of bus routes and swift connections to key motorway networks.

The property's handsome Victorian façade creates an impressive first impression, while its ground-floor position offers effortless, street-level access, ideal for everyday ease, from carrying shopping to collecting late night food deliveries!

Upon entering, the bedroom sits immediately to the right, featuring a full wall of floor-to-ceiling fitted wardrobes and a generous bay window that fills the space with natural light. Adjacent to the bedroom is the well-appointed bathroom, perfectly placed off the hallway.

To the left, the bright and inviting lounge/diner boasts another striking bay window and high ceilings, creating a wonderfully open and airy living environment.

The contemporary kitchen leads directly off the reception space and benefits from its own window, ensuring both natural light and excellent ventilation.

Residents' permit parking is available on the surrounding streets, adding to the convenience of this well-connected home.

EPC Rating: D63

Council Tax Band: B

Lease Information: 157 years from 30th March 1983 (115 years currently remain)

Service Charge: £1200 per annum (reviewed annually)

Ground Rent: £100 per annum

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person

Reception Room

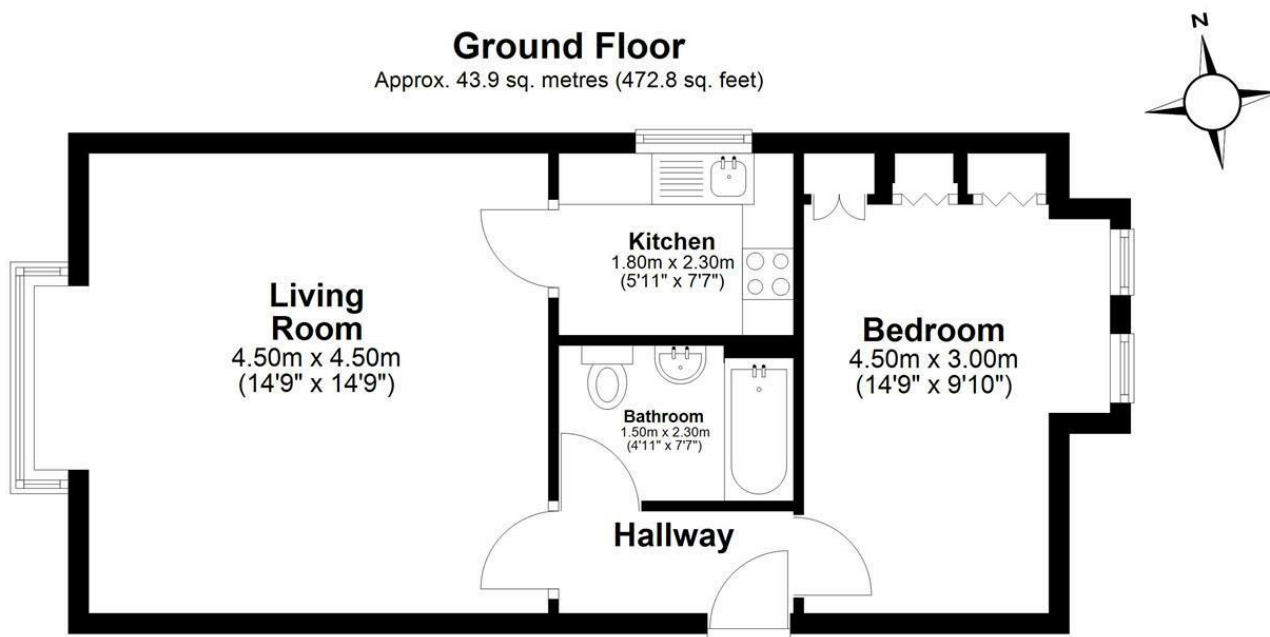
14'9" x 14'9"

Kitchen

5'11" x 7'7"

Bedroom

14'9" x 9'10"



**Total area: approx. 43.9 sq. metres (472.8 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.

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**Wellington Road**