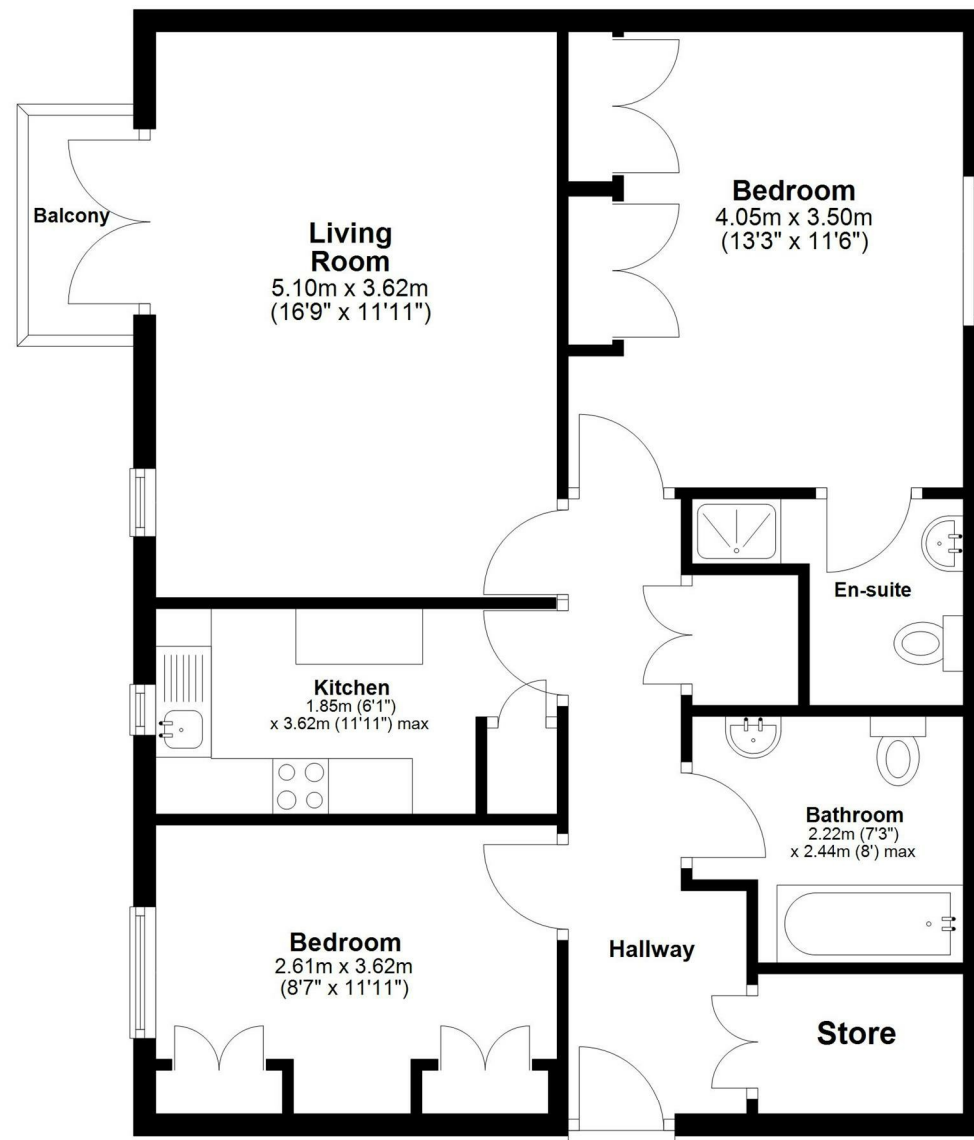


## First Floor

Approx. 70.6 sq. metres (760.1 sq. feet)  
(excluding Balcony)



Total area: approx. 70.6 sq. metres (760.1 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.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.□

## Dickens Court



## Dickens Court, Makepeace Road, Wanstead

Offers In Excess Of £415,000 Leasehold

- Large, first floor apartment
- Bathroom & additional en-suite
- Private balcony with leafy views
- Additional guest parking
- 0.4 Miles to Wanstead High Street & Snaresbrook Station
- Two double bedrooms
- Spanning approximately 760 square feet
- Allocated parking space
- Chain free

# Dickens Court, Makepeace Road, Wanstead

Ideally positioned within easy reach of both Snaresbrook Station and Wanstead High Street, this impressive first-floor apartment offers spacious and well-balanced accommodation extending to approximately 760 sq. ft., complete with a private balcony and allocated parking.

Set within a modern purpose-built development, the property is conveniently located close to Wanstead High Street and Snaresbrook Station (0.4 miles), whilst also being within easy walking distance of South Woodford Station and the popular amenities of George Lane (0.7 miles).

Occupying the first floor of this contemporary development, the apartment enjoys an abundance of natural light throughout, with attractive leafy outlooks from every room. A spacious entrance hall with two generous storage cupboards provides access to all of the accommodation on offer.

There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a separate family bathroom offering excellent built-in storage.

The impressive reception/dining room opens onto a private balcony with views across the Grade II listed former Wanstead Hospital, now converted into distinctive residential apartments.

Adjacent to the reception room is a well-appointed separate kitchen with ample cupboard and worktop space.

Further benefits include an allocated parking space, additional visitor parking, and the advantage of being offered to the market with no onward chain.

EPC Rating: TBC

Council Tax Band: D

Lease Information: 125 years from 24th March 1994 (93 years currently remain)

Service Charge: £2607.48 per annum

Ground Rent: £515.52 per annum

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

## Reception Room

16'9" x 11'11"

## Kitchen

6'1" x 11'11"

## Bedroom

13'3" x 11'6"

## Bedroom

8'7" x 11'11"



Council Tax Band: D

