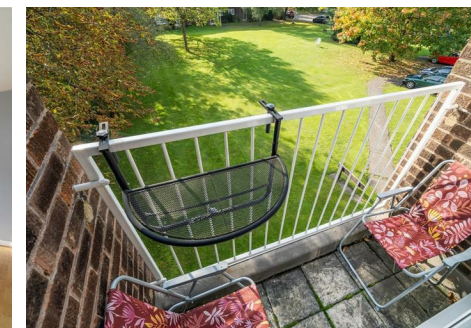


Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



**Malcolm Way, Snaresbrook**  
Asking Price £410,000 Leasehold

- Two double bedrooms
- Beautiful views
- Large lounge/dining area
- 0.2 miles to Snaresbrook Underground station
- Top floor apartment
- Balcony
- Separate kitchen
- Garage En Bloc

# Malcolm Way, Snaresbrook

Nestled away within a tree lined turning and enjoying beautiful views over a picturesque green, Petty Son and Prestwich are pleased to offer for sale, this spacious, two double bedroom top floor apartment.

Malcolm Way is surrounded by the open green spaces of Epping Forest and is just steps away from the picturesque Eagle Pond. Also, perfect for commuters as you are just 0.2 miles from Snaresbrook Central Line station with fast access to the City and West End. You are also moments away from the popular Wanstead High Street, which offers a large array of shops, restaurants, and coffee shops. Stepping inside, the spacious lounge has versatile space allowing for dining and seating areas, creating a great space to entertain with direct access to the balcony, which is the perfect place to relax on a warm summer evening. The apartment also benefits from a separate fitted kitchen, a modern bathroom and two double bedrooms.



Council Tax Band: D



EPC Rating: C74

Council Tax Band: D

Lease Information: 210 years from 24th June 1979  
(163 Years Remaining)

Service Charge: £1920.00 per annum (Reviewed annually)

Ground Rent: Peppercorn

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

## Reception Room

18'8" x 13'5"

## Kitchen

9'7" x 6'9"

## Bedroom

11'7" x 9'7"

## Bedroom

9'8" x 7'5"

