



St David's Court, Grosvenor Road, Wanstead

Asking Price £425,000 Leasehold

- First floor apartment
- Lift access
- Separate, modern kitchen
- Large, well-tended communal gardens
- Private garage
- Two bedrooms
- Large lounge/diner
- Fully tiled shower room
- Chain free
- On site communal parking, and on street resident permit parking

Petty Son & Prestwich are delighted to offer this two bedroom apartment with private garage moments from Wanstead High Street.

Positioned just moments from Wanstead High Street, along the tree-lined Grosvenor Road, a street admired for its distinguished period homes, this well-proportioned two-bedroom apartment presents an enviable balance of convenience and connectivity.

A mere 0.1 miles from the High Street, an array of boutique shops, independent cafés, bars and restaurants are effortlessly within reach, while both Wanstead Station and Snaresbrook Station are just a short walk away, ensuring swift access into the City and beyond.

Situated on the first floor, the apartment is conveniently served by both lift and stair access, lending itself equally well to ease of everyday living and practicality. Presented in move-in ready condition, the interiors are decorated in a comfortable, contemporary style, with generous glazing allowing for an abundance of natural light throughout.

The principal reception room is bright and spacious, comfortably accommodating both a dining arrangement and seating area, and sits alongside a separate kitchen, thoughtfully configured in a functional 'C'-shaped layout to optimise both workspace and storage. The accommodation is completed by two bedrooms and a fully tiled shower room, enhanced by a window providing natural ventilation.

Externally, residents enjoy access to beautifully maintained communal gardens, along with on-site, communal parking and a private garage.

Offered to the market with no onward chain, this is an excellent opportunity for those seeking a comfortable, bright and spacious apartment in a highly desirable Wanstead setting.

Lease Information: 125 years from 25th July 1983 (82 years currently remain)

Service Charge: £1582 per annum (reviewed annually)

Ground Rent: £10 per annum

EPC Rating: C74

Council Tax Band: C

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

Reception Room

11'6" x 15'10"

Kitchen

11'6" x 8'6"

Bedroom

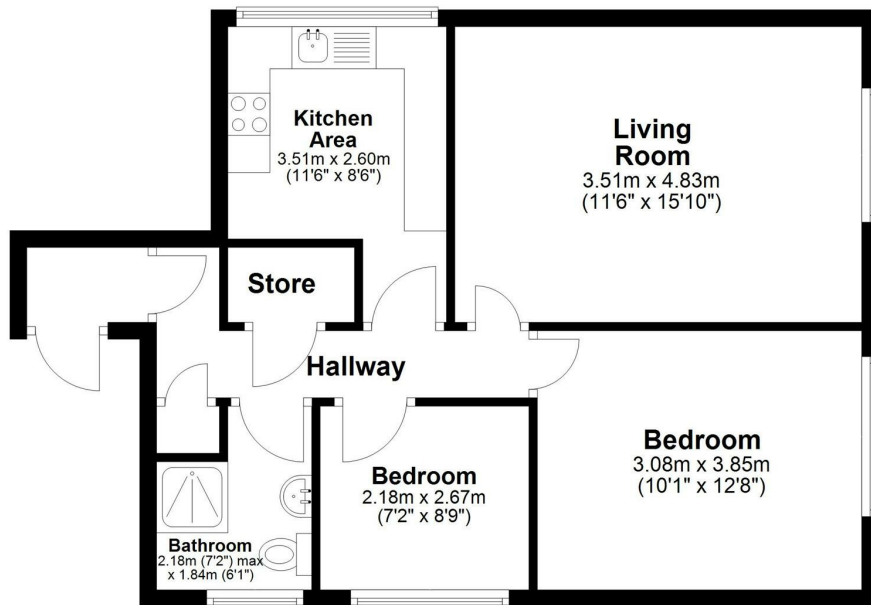
11'6" x 15'10"

Bedroom

10'1" x 12'8"

First Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 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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St Davids Court