



Byron Court, Wanstead

Asking Price £400,000 Leasehold

- Purpose built apartment
- Two double bedrooms
- Lounge/diner
- Additional guest parking
- 0.4 Miles to Wanstead High Street & Snaresbrook Station
- Approximately 711.5 Square foot of living space
- Top floor flat
- Underfloor heating in bathroom
- Quiet cul-de-sac location
- Allocated parking space

Petty Son & Prestwich are delighted to offer for sale this stylish two double bedroom, third floor apartment with attractive leafy views, forming part of the popular Wanstead Hospital Development.

Perched just off Hermon Hill in a quiet cul-de-sac, this apartment is within easy reach of Wanstead High Street and Snaresbrook Central Line Station (0.4 miles), making it perfect for city commuters or investors alike.

Internally this home offers an impressive 711 square foot of accommodation, with a muted, pastel colour scheme enhancing the feel of space and light and allowing the new owner to move straight in, unpack and relax.

The property comprises a welcoming entrance hall with two handy storage cupboards leading to a lounge/diner with two windows framing the wonderful leafy, treetop views.

A separate kitchen arranged in a practical 'c shape' allows for plenty of storage and worksurface space as well as space for a double sink unit.

Two double bedrooms provide ample space for a double bed in addition to plenty of additional floor space for storage (especially in the principal bedroom).

The property also benefits from an allocated parking space, additional visitors parking and on road parking available outside of the development.

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

Service Charge: £2600 per annum (reviewed annually)

Ground Rent: £513 per annum

EPC Rating: C71

Council Tax Band: D

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

Reception Room

14'2" x 13'5"

Kitchen

9'10" x 8'2"

Bedroom

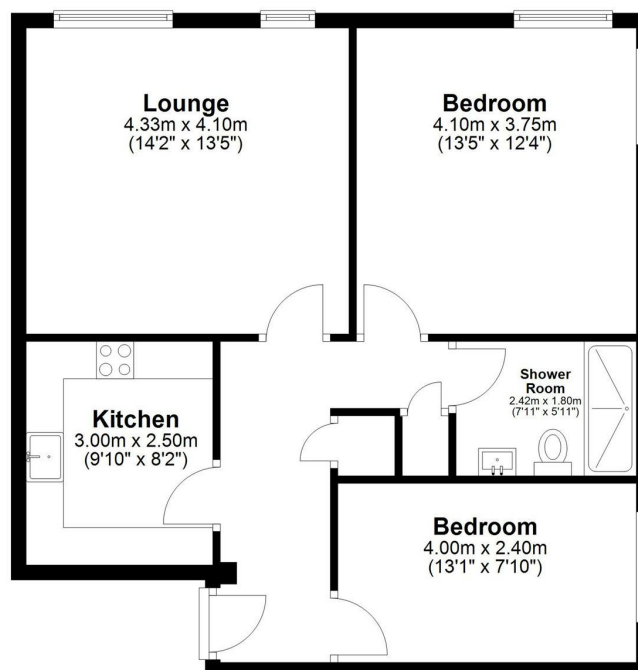
13'5" x 12'4"

Bedroom

13'1" x 7'10"

Third Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 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.□

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