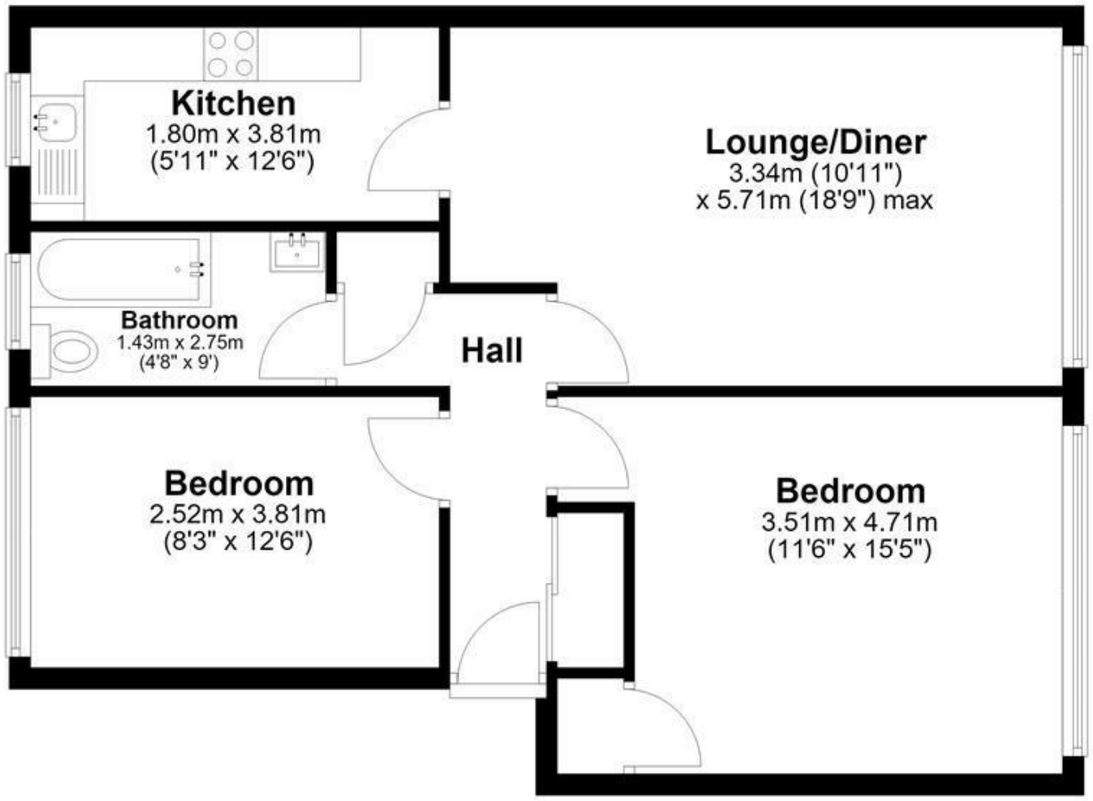
Second Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Nadir Court

Nadir Court, Wanstead

Asking Price £425,000 Leasehold - Share of Freehold

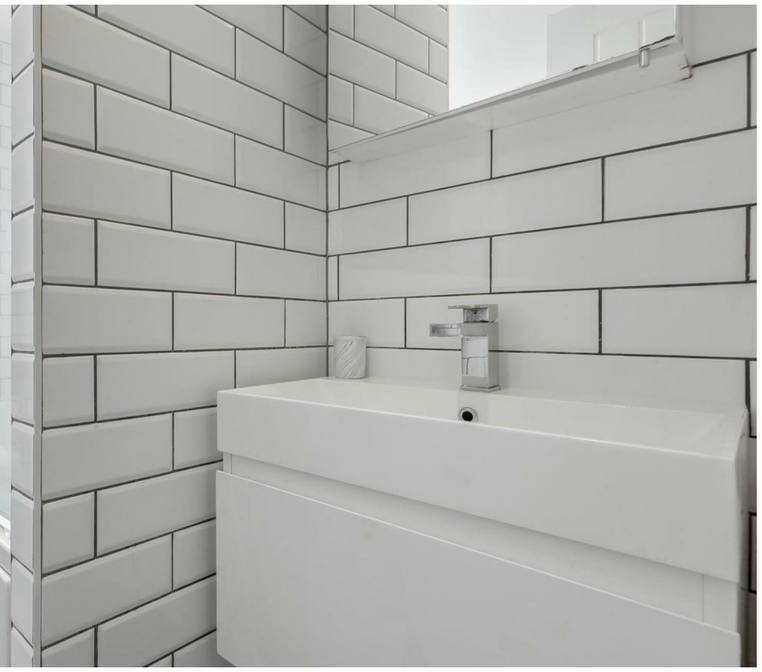
- Purpose built, two bedroom apartment
- Two spacious bedrooms
- Lounge/diner
- Private, underground parking space
- Lease in excess of 950 years
- Top (second) floor
- Beautifully presented
- Modern kitchen and bathroom
- External storage shed
- 0.3 Miles to Wanstead Central Line Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Nadir Court, Wanstead

Petty Son & Prestwich are delighted to present this spacious two-bedroom, top-floor apartment, offering a Share of the Freehold and allocated, underground parking space.

2 1 1 C Council Tax Band: C



Located just 0.3 miles from Wanstead Underground Station and Wanstead High Street, this spacious top-floor apartment is ideally placed for commuters and those looking to enjoy the area's excellent range of shops, cafés and restaurants.

Positioned at the top of Blake Hall Road, the property also benefits from a selection of local bus routes close by, providing convenient connections across the surrounding area. Beautifully presented throughout, the apartment offers generous, light-filled accommodation. The welcoming entrance hall features two spacious storage cupboards, while there are two well-proportioned bedrooms, including an exceptionally spacious principal bedroom.

he bright lounge/dining room enjoys an abundance of natural light through impressive floor-to-ceiling windows and opens seamlessly into the contemporary white gloss kitchen, creating an ideal space for both everyday living and entertaining. The stylish bathroom is fitted with a shower over the bath, a wall-hung WC, a vanity wash hand basin and attractive metro tiling finished with contrasting black grout.

Further benefits include an exceptionally long lease of over 900 years, a Share of the Freehold, secure underground parking, a lockable external storage cupboard and well-maintained communal gardens.

Lease Information: 999 years from 22nd November 1984 (957 years currently remain)
Service Charge: £1800 per annum (reviewed annually)
Ground Rent: Peppercorn
EPC Rating: C76
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
10'11" x 18'9"

Kitchen
5'11" x 12'6"

Bedroom
11'6" x 15'5"

Bedroom
8'3" x 12'6"