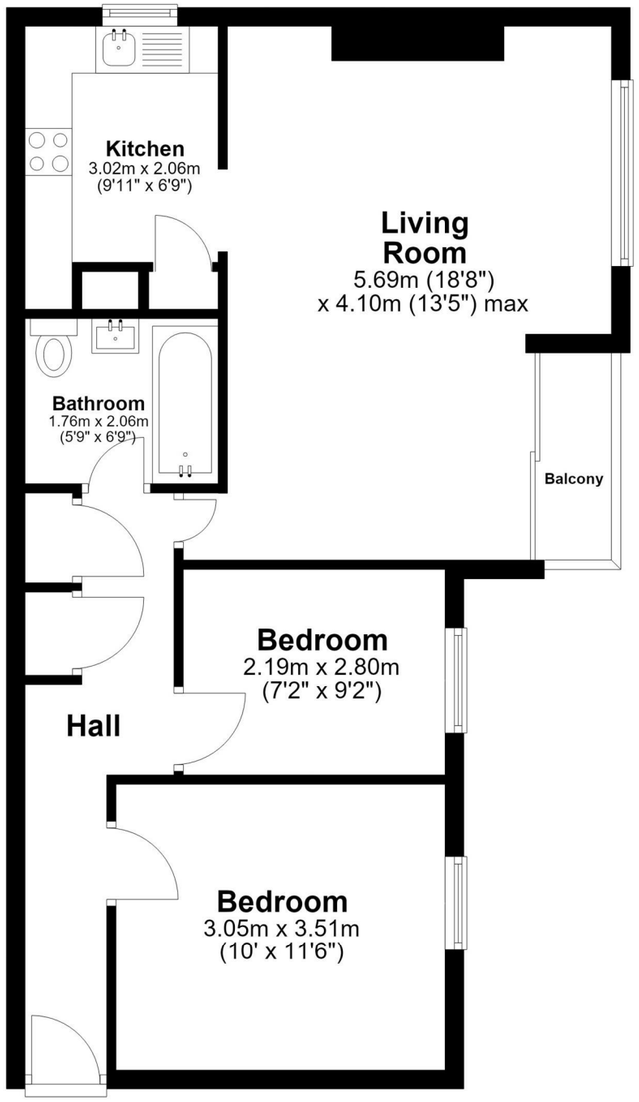
Second Floor

Approx. 57.8 sq. metres (621.9 sq. feet)
(excluding Balcony)



Total area: approx. 57.8 sq. metres (621.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Malcolm Way

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Malcolm Way, Snaresbrook

Asking Price £410,000 Leasehold

- Second floor apartment
- Quiet cul-de-sac location
- Spacious lounge/diner
- Beautiful presentation throughout
- On street permit parking
- Two bedrooms
- Private balcony
- Contemporary bathroom and kitchen
- 0.1 Miles to Snaresbrook Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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Malcolm Way, Snaresbrook

Petty Son & Prestwich are delighted to offer for sale this two bedroom second floor apartment, positioned in a quiet cul-de-sac, minutes from Snaresbrook Station.

2 | 1 | 1 | C | Council Tax Band: D







Set along a peaceful, tree-lined turning, Malcolm Way enjoys a lovely position with Snaresbrook Central Line Station approximately 0.1 miles on foot, offering swift connections into the City and West End for an easy commute into Central London. Wanstead High Street is even closer, providing an appealing mix of independent shops, welcoming coffee spots and popular restaurants. A little further along, the greenery of Epping Forest, Christ Church Green, and Hollow Ponds offer leisurely walks and plentiful green space to enjoy throughout the seasons. Step inside and the property immediately feels light and inviting, with a serene colour scheme and natural daylight providing a feeling of calm throughout the home. The entrance hall two useful storage cupboards for keeping coats, household essentials and everyday bits neatly tucked away. Moving through, the reception room stretches to an impressive 18’8, giving you the freedom to create distinct areas for both lounging and dining. Large windows work alongside glazed French doors to draw the light in, with the doors opening out onto your own private balcony. From the reception room, an archway leads through to the kitchen, where a modern, understated finish keeps everything feeling fresh and functional. White cabinetry sits neatly against wood-effect worktops, complemented by integrated appliances for a clean, streamlined look. The fully tiled bathroom continues the well-kept feel, fitted with a full-sized bath and overhead shower. On-street resident permit parking is available throughout the close, adding a practical touch to this well-positioned, turn-key apartment.

Lease Information: 210 years from 24th June 1979 (164 years currently remain)
Service Charge: £1920 per annum (Reviewed annually)
Ground Rent: N/A
EPC Rating: C72/C77
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Living Room
18'8 x 13'5

Kitchen
9'11 x 6'9

Bathroom
5'9 x 6'9

Bedroom
10'0 x 11'6

Bedroom
7'2 x 9'2