

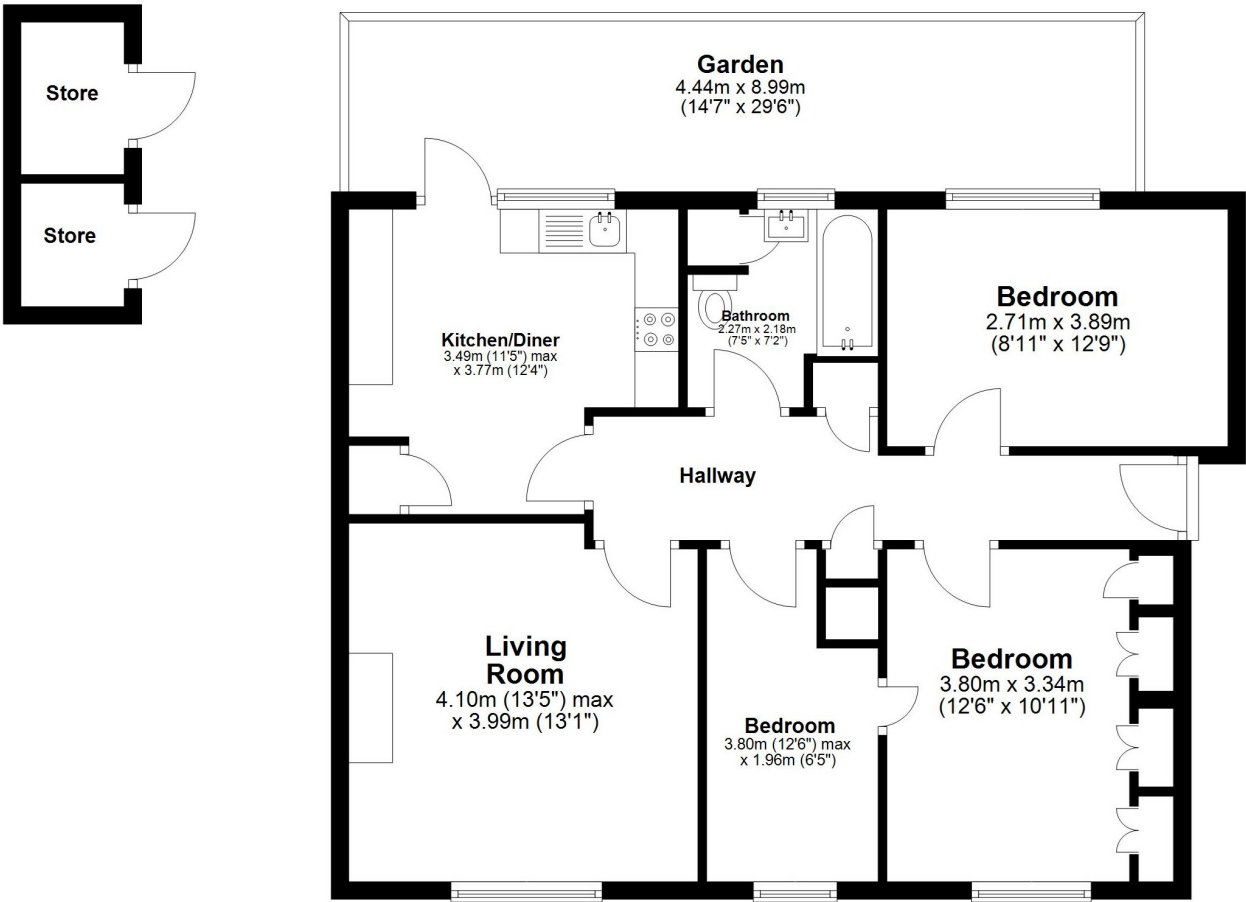
### Ground Floor

Approx. 74.3 sq. metres (799.7 sq. feet)



### Outbuilding

Approx. 3.8 sq. metres (41.3 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 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.

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### The Herons



## The Herons, Wanstead

Offers In Excess Of £575,000 Leasehold - Share of Freehold

- Three bedroom apartment
- Private garden with direct access to communal gardens
- Plenty of storage space
- Ground floor
- Stunning condition
- 0.5 miles to Snaresbrook Underground Station



# The Herons, Wanstead

Petty Son & Prestwich are thrilled to present for sale this effortlessly stylish three-bedroom ground floor apartment, perfectly positioned in the heart of Wanstead and boasting the rare luxury of its own private garden with direct access.



Council Tax Band: C



Just 0.5 miles from Snaresbrook Underground Station and moments from the vibrant cafés, boutiques and eateries of Wanstead High Street, this beautifully curated home blends contemporary design with everyday practicality in one of East London's most sought-after neighbourhoods.

Stepping inside, you're greeted by a bright, free-flowing interior where wooden flooring, soft modern tones and considered finishes create a calm, refined backdrop.

The large kitchen/diner features sleek white cabinetry, solid wooden worktops and a layout built for both cooking and socialising. From here, doors open directly onto your own private walled garden, which is a beautifully presented outdoor haven framed by lush greenery, mature shrubs and two handy storage sheds. Beyond this sits the expansive, tranquil communal gardens, offering even more space to unwind.

All three bedrooms are generously sized, with the principal bedroom enjoying fitted wardrobes for a seamless finish. The contemporary bathroom continues the stylish aesthetic with a white suite, white mono tiles and a chic creamy-pink feature wall.

The light-filled lounge provides another inviting space to relax, elevated by bespoke alcove shelving that adds both character and functionality. A rare blend of modern style, indoor-outdoor living and unbeatable convenience.

EPC Rating: C72

Council Tax Band: C

Lease Information: 999 years from 2nd August 1982 (956 years currently remain)

Service Charge: £1800

Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

**Living Room**

13'5" x 13'1"

**Kitchen**

11'5" x 12'4"

**Bedroom**

12'6" x 10'11"

**Bedroom**

8'11" x 12'9"

**Bedroom**

12'6" x 6'5"