



STRUAN HOUSE, WANSTEAD

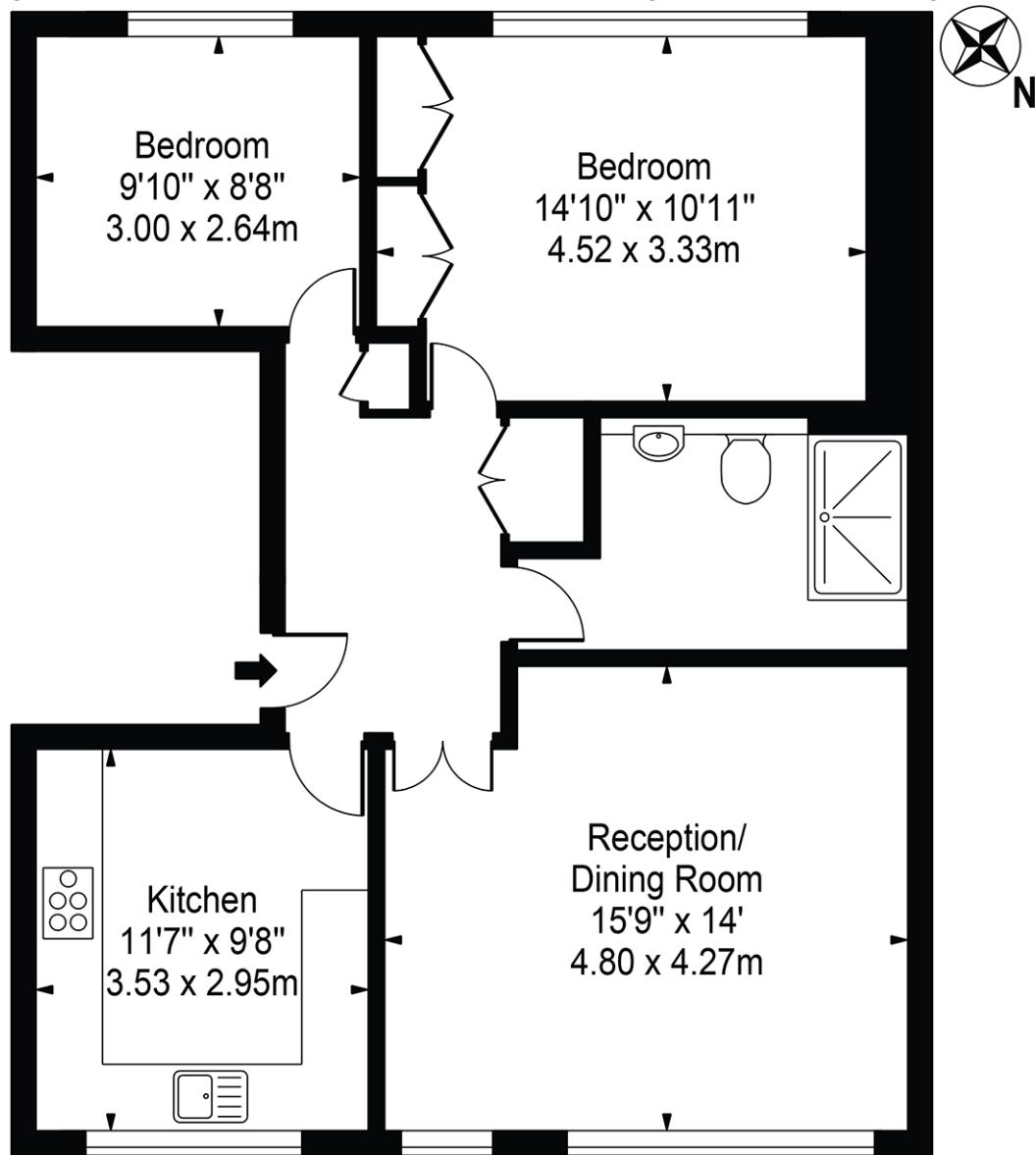
Petty Son & Prestwich are delighted to offer for sale this beautifully presented, two double bedroom, first floor apartment located in Central Wanstead. This spacious home is moments away from everything Wanstead has to offer such as Christchurch Green, a variety of shops, bars, restaurants and is very close to both Snaresbrook (0.3 miles) & Wanstead (0.2 miles) Central Line Stations. Entered through a communal doorway that uniquely provides access to only this and three other flats, the communal hallway is very well maintained. Stepping inside, the solid wood flooring throughout, crisp white walls and contemporary décor, beautifully enhances the large room sizes and the light that

floods in thanks to the large windows throughout the home. The furnishable entrance hall with a large storage cupboard leads you to the lounge/diner that comfortably accommodates a large sofa and a dining table, whilst the modern kitchen boasts high gloss units that are completed with chunky wooden work surfaces and crisp white metro tiled splash back. The two double bedrooms enjoy peaceful views to the rear and the larger bedroom features fitted wardrobes. Following suit with the rest of the home, the stunning shower room is stylish and practical, with a double shower and fitted white units that enhance both the functionality and aesthetics of the space and offer seamless storage solutions that optimize the layout and style. Externally there is the benefit of communal parking, which is a great asset when living in such a desirable area of East London. Struan house is owner occupied and renting the property out is not permitted, thus ensuring a sense of continuity, and added security for the residents.

£460,000 Leasehold

- Two double bedroom apartment • Central Wanstead location • Stunning condition • Communal parking
- 0.2 miles to Wanstead Central Line Station • First floor
- *EPC Rating: C76 • Council Tax Band: C*
- *Lease Information: 999 years from 15th February 1989 (963 years currently remain)*
- *Service Charge: £1,503.32 Per annum (reviewed annually) • Ground Rent: Peppercorn*

Approx. Gross Internal Area 756 Sq Ft - 70.23 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Wanstead Office
11 Woodbine Place, Wanstead, London, E11 2RH
T: 020 8989 2091
F: 020 8532 9439

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