



## SULTAN ROAD, WANSTEAD

Positioned in sought after Central Wanstead, Petty Son and Prestwich are delighted to offer for sale this one bedroom, second floor apartment, featuring a private storage cupboard and within a short walk of Snaresbrook and Wanstead High street (0.4 miles), the flat is perfectly positioned for commuters, allowing you to be in Central London in under thirty minutes. The property has recently undergone a tasteful renovation, creating a fresh and inviting atmosphere. The newly decorated interiors feature whitewashed walls and a light color scheme that beautifully enhance the sense of space and openness. Large windows flood the rooms with natural light, creating a warm and airy ambiance that makes the home feel bright and welcoming. The property is also being sold chain free perfect for any buyer looking to move quickly.

OIEO £285,000 Leasehold

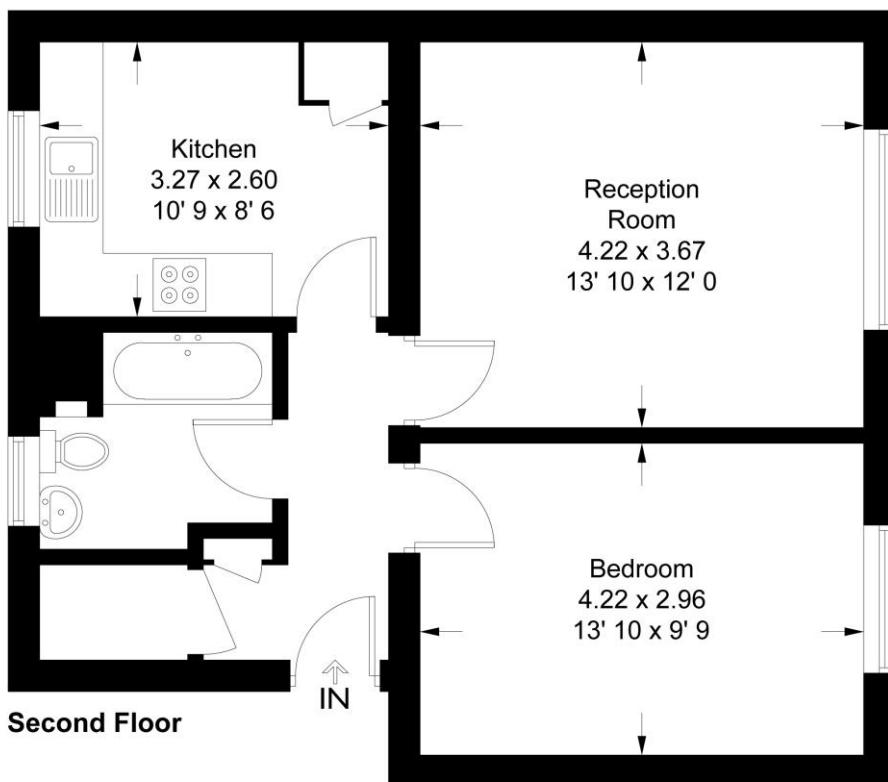
- One bedroom • Second floor apartment • Private Storage cupboard
- 0.4 Miles to Snaresbrook station • Large Kitchen
- *EPC Rating: E46* • *Council Tax Band: B*
- *Lease Information: 125 years from 5<sup>th</sup> October 1987 (88 years currently remain)*
- *Service Charge: £666 Per annum* • *Ground Rent: £10*

## Sultan Road

Approximate Gross Internal Area = 533 sq ft / 49.5 sq m  
 Store = 25 sq ft / 2.3 sq m  
 Total = 558 sq ft / 51.8 sq m



(Not Shown In Actual Location / Orientation)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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