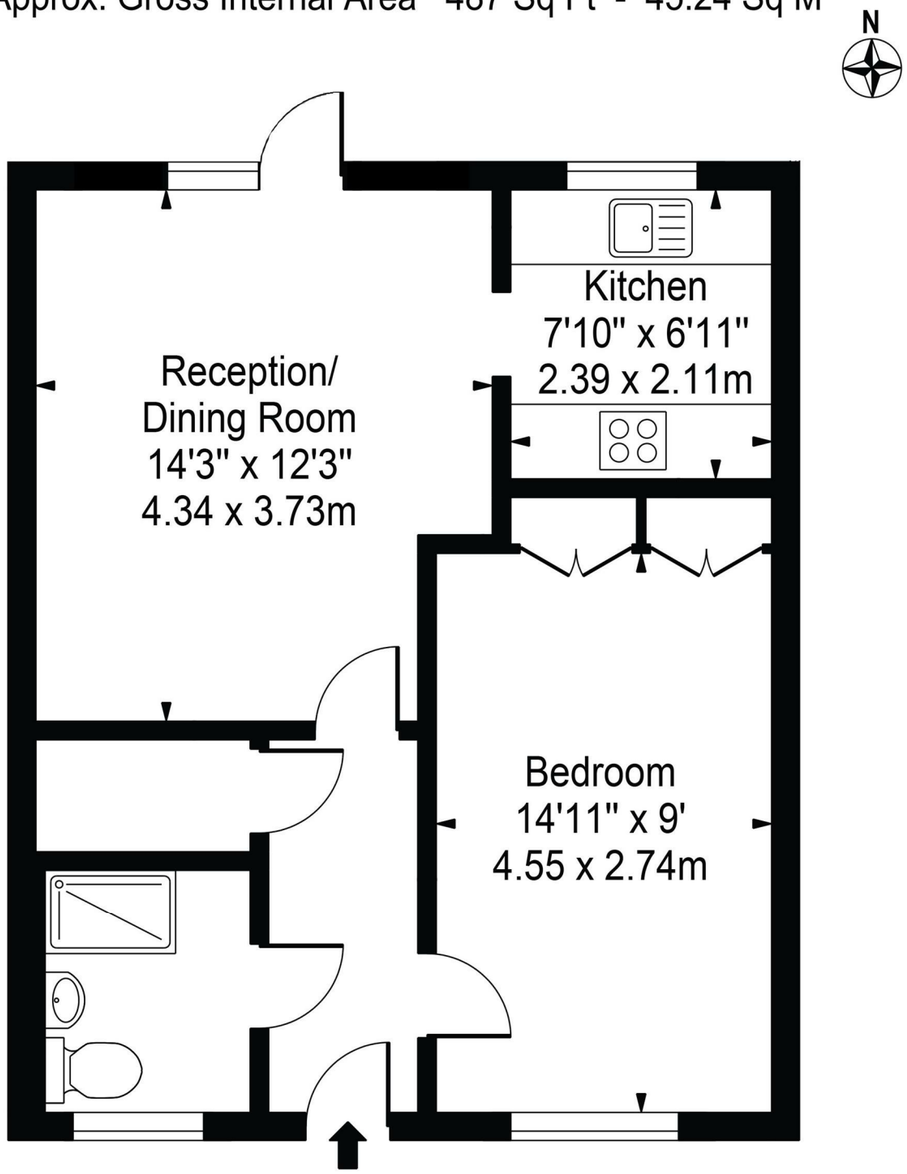
Approx. Gross Internal Area 487 Sq Ft - 45.24 Sq M



Ground Floor

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.

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

Nightingale Lane, Wanstead

£299,000 Leasehold

- One of just nine retirement bungalows
- Exclusively for residents aged 60 and above
- One generous double bedroom
- Lounge with views over the green and access to a patio
- Warden assisted living
- Quiet cul-de-sac location moments from Wanstead High Street
- Positioned around a central lawn
- Shower room
- Seperate, modern kitchen
- Communal residents lounge, laundry, gardens and guest suite

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Nightingale Lane, Wanstead

SOLD BY PETTY SON & PRESTWICH Exclusively for those aged 60 AND ABOVE, Petty Son and Prestwich are pleased to present this charming one-bedroom RETIREMENT bungalow, tucked away in a peaceful cul-de-sac in the heart of Wanstead.

1 1 1 E Council Tax Band: C

SOLD BY PETTY SON & PRESTWICH Just moments from Wanstead High Street, this WARDEN-ASSISTED development offers excellent communal facilities, including a residents' lounge, landscaped gardens, laundry room, and guest suite.

One of only nine bungalows set around a lovely central lawn, it benefits from its own private entrance and a rear door opening directly onto the green. Inside, the bungalow features a bright lounge with a small patio area, a modern kitchen overlooking the lawn, a spacious double bedroom with fitted floor-to-ceiling storage, and a shower room with a window for natural ventilation. Additional perks include a useful loft space and a large hallway storage cupboard, giving you plenty of extra room to keep things organised.

With shops, cafés, restaurants, and two Central Line stations all within easy reach, this well-presented home offers comfort and convenience, and is available chain-free. The development is heated throughout by electric heating.

Lease Information: 999 years from 1st January 1988 (961 years currently remain)
Service Charge: £3355.20
Ground Rent: Peppercorn
EPC Rating: E49
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/Dining Room
14'3" x 12'3"

Kitchen
7'10" x 6'11"

Bedroom
14'11" x 8'12"