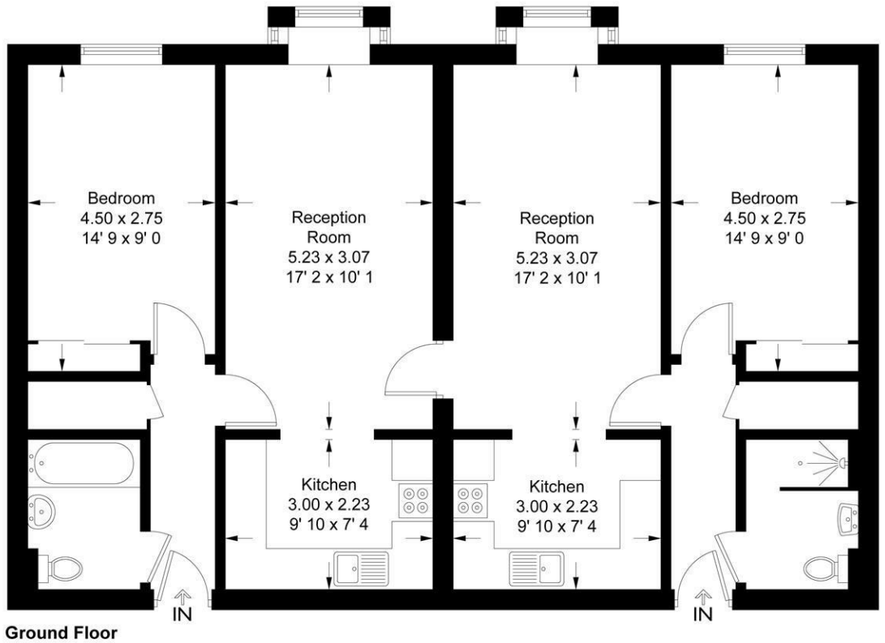
Westleigh Court

Approximate Gross Internal Area = 1014 sq ft / 94.2 sq m



Ground Floor

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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Nightingale Lane, Wanstead

Offers In Excess Of £495,000 Leasehold

- Exceptionally rare opportunity
- Two large apartments utilised as one dwelling
- 1,014 square feet of accommodation
- Two large receptions
- Shower room
- Popular central Wanstead development exclusively for those over 55 years
- Ground floor with views towards the church and High Street
- Two double bedrooms
- Bathroom
- On-site warden supplemented with monitored, corded assistance system

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Nightingale Lane, Wanstead

A fantastically rare opportunity to purchase two, ground floor retirement apartments in a popular central Wanstead location, joined together to provide an exceptional 1,014 square feet of living space.

2 | 2 | 2 | E | Council Tax Band: C

Forming part of this popular warden assisted development in Westleigh Court, Petty Son & Prestwch offer the opportunity for a buyer to buy two apartments joined together as one living space, providing two receptions, two double bedrooms, bathroom, separate shower room and two kitchens. On site facilities include a large residents lounge with views over the Wanstead United Reformed Church, W.C and tea making facilities, a well-tended communal garden, laundry services and a visitors' suite bookable in advance for visiting guests, on-site warden supplemented with 24 hour monitored, corded assistance system. Collectively, the property spans a hugely impressive 1,014 square feet of accommodation and is located to the front of the building providing views towards the church and Wanstead's popular High Road from both receptions and bedrooms.

There are naturally two entrances to the property, both with deep storage cupboards, with the one entrance hall providing access to a bathroom and the other a shower room. The large receptions sit in the middle of the properties, both open to a kitchen, providing the possibility of one being used as an imposing dining space or one of the kitchens to be mainly used as a utility/walk in pantry area. Set back from, but only a few feet from Wanstead High Street, the location of Westleigh Court allows the new owner easy access to all amenities, with an array of shops, restaurants, cafes and two Central Line stations on the doorstep. The home is offered to market chain free.

EPC RATING: E53
Council Tax Band: C
Charges: TBC
Lease Information: 125 years from 1st January 1988 (89 years currently remain)

Reception one
17'2 x 10'1

Reception Two
17'2 x 10'1

Bedrooom One
14'9 x 9'0

Bedroom Two
14'9 x 9'0

Kitchen One
9'10 x 7'4

Kitchen Two
9'10 x 7'4