PETTY SON & PRESTWICH
EST.1908

Capel Road, Forest Gate

Asking Price £225,000 Leasehold

- Ninth form apartment with lift
- Two double bedrooms
- Separate kitchen
- CASH BUYERS ONLY
- 0.1 Miles to Overground Services
- In need of refurbishment
- Large lounge/diner
- Private balcony with Southerly aspect
- Far reaching views over Stratford and the Wanstead Flats
- 0.3 Miles to the Elizabeth Line

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

SOLD BY PETTY SON & PRESTWICH *CASH BUYERS ONLY* Perched on the edge of the Wanstead Flats with panoramic over Stratford, this spacious two double bedroom apartment with private, South facing balcony is just 0.3 Miles from the Elizabeth Line and 0.1 miles from overground services.

SOLD BY PETTY SON & PRESTWICH *EXCLUSIVELY FOR CASH BUYERS WITH NO MORTGAGE REQUIREMENT ONLY* Located in Capel Point, this 9th floor apartment offers outstanding views, with far reaching views over Stratford to the South and The Wanstead Flats to the North. Bordered by both Capel and Woodgrange Road the property has direct access to extensive open green space for lazy weekend walks and a wide range of shops, café's and restaurants accessible at a moments notice. Access to the city is just as convenient, with London Overground services from Wanstead Park Station and the Elizabeth Line from Forest Gate Station a direct 0.1 & 0.3 Mile walk away respectively.

Accessible by lift or stairs, this apartment is in need of updating but offers an impressive 740 square feet of floor space to play with. An entrance hall with large double cupboard and secondary deep storage cupboard leads to two double bedrooms, the principal of which shares access to the private balcony with the lounge/diner. The family bathroom is positioned directly outside both bedrooms for convenience and backs onto the separate kitchen area. The lounge/diner is a generous size and, like the private balcony, share views towards the city and a favorable Southerly aspect; the ideal spot to unwind and enjoy the last of the sun before the twinkling lights of the city beyond take centre stage. The property is sold with no onward chain.

EPC RATING: C80
Council Tax Band: B
Charges: £1,285 Per year
Lease Information: 125 years from 13th November 1989 (88 years currently remaining)
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Lounge/Diner
16'9 x 11'11

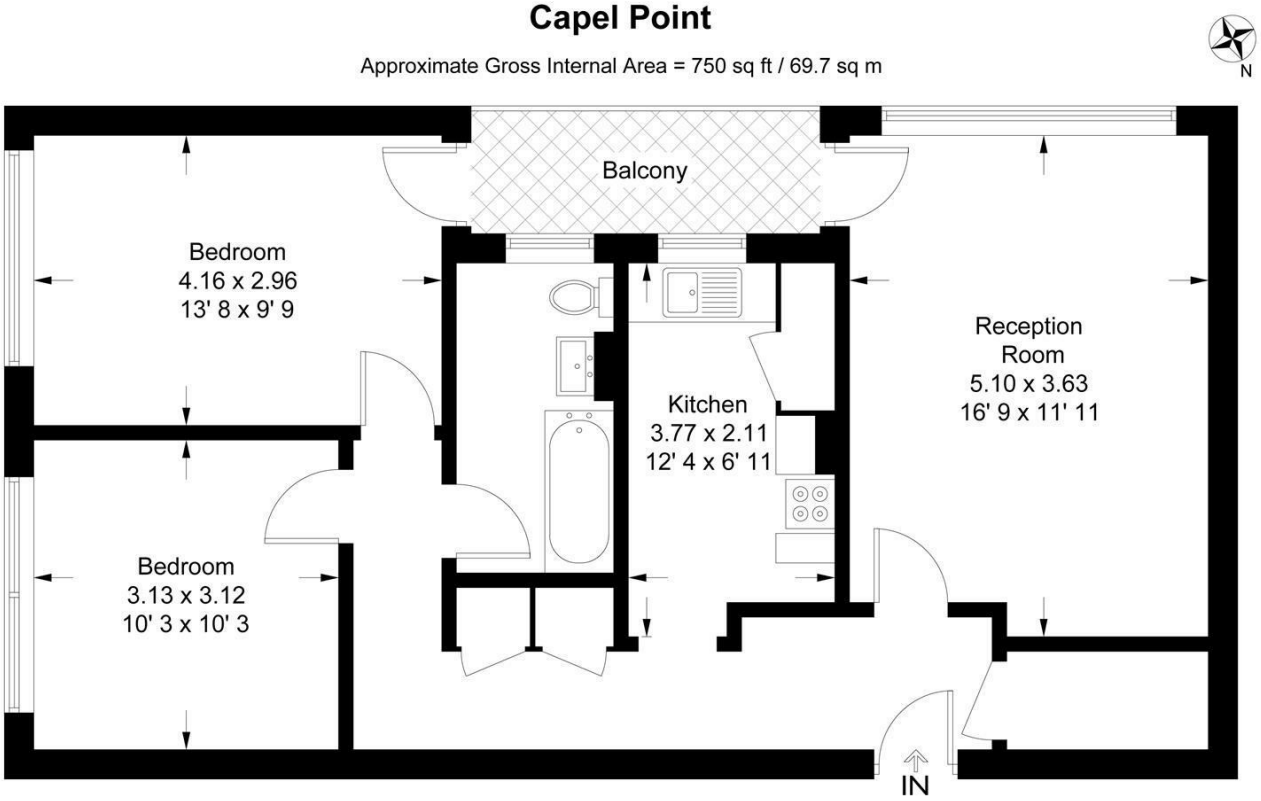
Bedroom One
13'8 x 9'9

Bedroom Two
10'3 x 10'3

Kitchen
12'4 x 6'11

Capel Point

Approximate Gross Internal Area = 750 sq ft / 69.7 sq m



Ninth 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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