

## Osprey Close, Wanstead

Asking Price £298,000 Leasehold

- One bedroom maisonette
- First Floor
- Parking for one vehicle
- Long lease of over 950 years
- 0.6 miles to Snaresbrook Underground Station
- Quiet cul-de-sac
- Well-presented throughout
- Communal gardens
- 0.6 miles to Wanstead High Street

*Positioned in a quiet cul-de-sac close to Wanstead High Street and Snaresbrook Station, Petty Son & Prestwich are pleased to offer this bright and contemporary one bedroom, first floor maisonette.*

Osprey Close is a short 0.6 Miles from Wanstead High Street and Snaresbrook Station, in addition to being a similarly short walk to South Woodford Station and George Lane Shops (0.7 Miles), making it perfectly placed for commuters.

Internally, the property is bright and contemporary throughout and avoids any potential issues with communal hallways as you have direct access into the home via a private front door.

Stepping inside, you are greeted by a well-presented hallway that leads to a bright lounge/diner featuring double windows. There is also a fully tiled bathroom with an overhead shower and a stunning double bedroom with ample wardrobe space. There is also a separate, well-proportioned contemporary kitchen, with a good amount of storage space. The property benefits off-road parking for one car and also a communal garden.

EPC Rating: D57

Council Tax Band: D

Lease Information: 999 years from 1st January 1980 (955 years currently remain)

Service Charge: N/A

Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception

12'11" x 11'1"

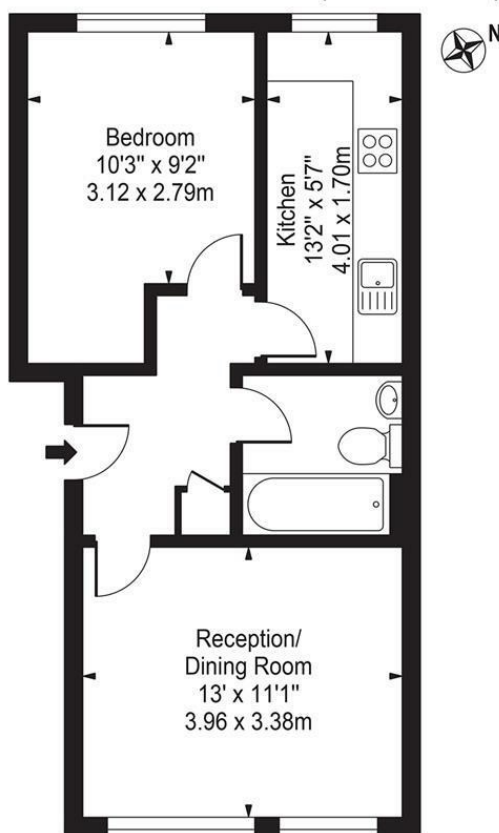
Kitchen

13'1" x 5'6"

Bedroom

10'2" x 9'1"

**Osprey Close**  
Approx. Gross Internal Area 446 Sq Ft - 41.43 Sq M



**First 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.