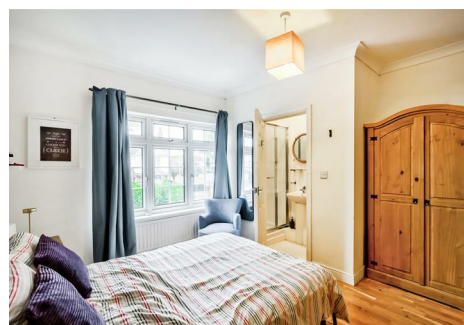




Blake Hall Road, Wanstead

Offers In Excess Of £485,000 Leasehold - Share of Freehold

- Split level apartment
- Bathroom & additional en-suite shower room
- Private, landscaped, southerly garden with summer house
- 0.4 Miles from Wanstead High Street and Central Line Station
- Juliette balcony with forest views
- Converted, double fronted period home
- Two double bedrooms
- Large, lounge/kitchen/diner
- Close to forest land and open green space
- Communal parking

Petty Son & Prestwich are delighted to offer this split level; two double bedroom, two bathroom apartment with forest views and private, southerly facing garden.

Set within a characterful 1930s double-fronted property, this beautifully arranged two-bedroom, split-level apartment boasts generous proportions throughout. Occupying the first and second floors of this sympathetically converted home, the property enjoys a fantastic layout with bright and airy interiors, a private garden, and sweeping views over Epping Forest, which lies just 50 feet from your doorstep. Wanstead High Street, with its eclectic mix of independent boutiques, charming cafés, and vibrant restaurants, is just 0.4 miles away, along with Wanstead Underground Station (Central Line) for swift access into the City and West End.

As you enter the apartment you will find two well-proportioned double bedrooms. The principal bedroom benefits from a handy en-suite shower room, while the second bedroom enjoys lovely views over the garden and forest beyond, ideal as a guest room, nursery, or home office.

Upstairs, the heart of the home awaits. A stunning dual-aspect living space combining lounge and kitchen/diner. The standout feature here is the Juliette balcony with bi-fold doors that frame far-reaching views over Epping Forest. The sitting area offers ample space for a dining table and lounge furniture, while the modern kitchen comes complete with sleek light-wood cabinetry, granite worktops, and fully integrated appliances including oven, hob, extractor fan, fridge/freezer, dishwasher, and washing machine. A smart, fully tiled bathroom in a crisp white suite completes the internal accommodation.

Externally, the property enjoys a private rear garden accessed via the secure communal side gate. The space has been thoughtfully landscaped to be low maintenance, with paving, side beds and a raised decked terrace housing a recently built summer house – perfect for al-fresco dining or evening drinks.

To the front, the block-paved driveway offers communal off-street parking.

Lease Information: 99 years from 26th September 2008 (82 years currently remain) lease will be extended upon completion

Service Charge: N/A

Ground Rent: N/A

EPC Rating: C75

Council Tax Band: C

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

Reception Room/Kitchen

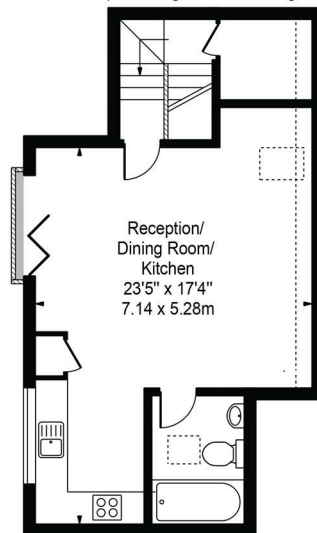
Bedroom

13'6" x 12'

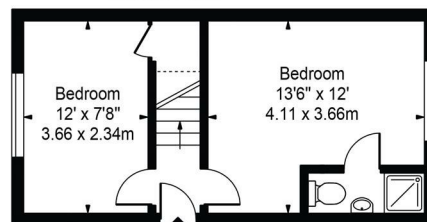
Bedroom

7'8" x 12'

Blake Hall Road
Approx. Total Internal Area 766 Sq Ft - 71.16 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 743 Sq Ft - 69.03 Sq M
(Excluding Restricted Height Area)



Second Floor



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.