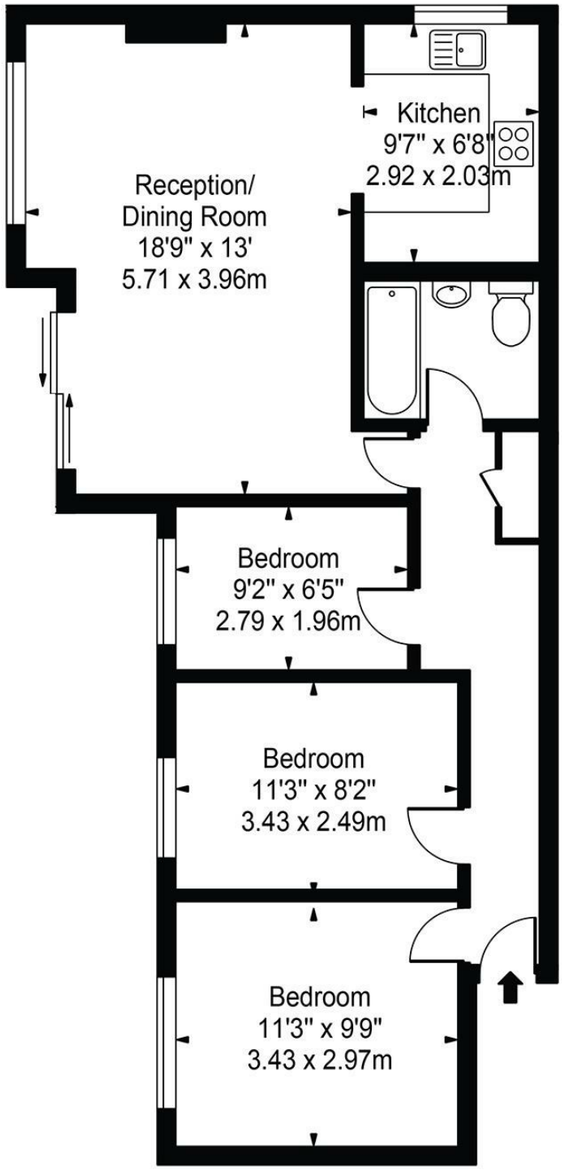
Approx. Gross Internal Area 720 Sq Ft - 66.89 Sq M




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









## Malcolm Way, Snaresbrook

£460,000 Leasehold

- Ground floor apartment
- Quiet, cul-de-sac location
- Garage en-bloc
- Communal gardens
- Approximately 720 Square Feet
- Three bedrooms
- 0.2 miles to Wanstead High Street & Snaresbrook Station

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# Malcolm Way, Snaresbrook

*SOLD BY PETTY SON & PRESTWICH* Boasting a private patio leading into the communal gardens, enjoying a good deal of privacy, Petty Son and Prestwich are delighted to offer to market this generously proportioned three bedroom ground floor apartment close to Snaresbrook Station.

3 | 1 | 1 | C | Council Tax Band: D







*SOLD BY PETTY SON & PRESTWICH* Nestled away in a quiet, tree lined turning, Malcolm Way is surrounded by the open green spaces of Epping Forest and is just steps away from the picturesque Eagle Pond. You are just 0.2 miles from Snaresbrook Central Line Station with fast access to the City and West End, making it ideal for those needing regular, convenient access into Central London. You are also moments away from the popular Wanstead High Street, which offers a large array of independent retailers, coffee shops and restaurants.

Offering a larger than average 720 Square Feet of accommodation, this three-bedroom apartment offers two good sized double bedrooms, and an equally well proportioned single bedroom, which could also be used as a home office. A wide entrance hall leads you to the spacious reception area, which also provides enough space to comfortably accommodate a dining table. The kitchen is fitted with white base and wall units, complemented by contrasting work surfaces and integrated appliances including oven, hob and extractor. A fully tiled bathroom with white suite completes the accommodation. The property benefits from a garage en-bloc, residents permit parking and well maintained communal gardens surrounding the development. There is no onward chain.

Permission has been granted (subject to conditions) for an additional single storey consisting of 4 new flats (Ref: 0690/21). Permission has been granted for the erection of new build houses by the neighbouring block (Ref: 1536/19).

EPC Rating: C73
Council Tax Band: D
Lease Information: 210 years from 24th June 1979 (163 years currently remain)
Service Charge: £2040 per annum
Ground Rent: £90 per annum

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

### Reception/Dining Room
18'9" x 12'12"

### Kitchen
9'7" x 6'8"

### Bedroom
11'3" x 9'9"

### Bedroom
11'3" x 8'2"

### Bedroom
9'2" x 6'5"