

Halstead Road, Wanstead

Offers In Excess Of £425,000 Leasehold

- Ground floor conversion
- Private garden
- 0.3 miles from Wanstead High Street
- Two bedrooms
- Chain free
- 0.4 miles to Snaresbrook Station

Petty Son and Prestwich are pleased to offer for sale this chain free, two-bedroom ground floor conversion with its own private garden, located in the highly desirable Village area of Wanstead.

Positioned on the attractive tree-lined Halstead Road, this property is just 0.3 miles to Wanstead High Street with its trendy and popular array of cafes, shops, and restaurants. The home is also ideally located for city commuters as both Wanstead and Snaresbrook Stations are a short walk away (0.4 miles and 0.6 miles respectively). Although the property could benefit from some cosmetic modernisations, the spacious accommodation is comprised of two bedrooms a generous lounge/diner, bathroom, and kitchen.

A fantastic perk of this home is the private rear garden that you can access from the kitchen and has back access from Nightingale Lane.

EPC Rating: D63

Council Tax band: B

Lease Information: 189 years from 29th September 1989 (153 Years currently remaining)

Service Charge: £231.63 per annum (reviewed annually)

Ground Rent: Peppercorn

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

Reception/Dining Room

16'2" x 10'9"

Kitchen

9'3" x 5'2"

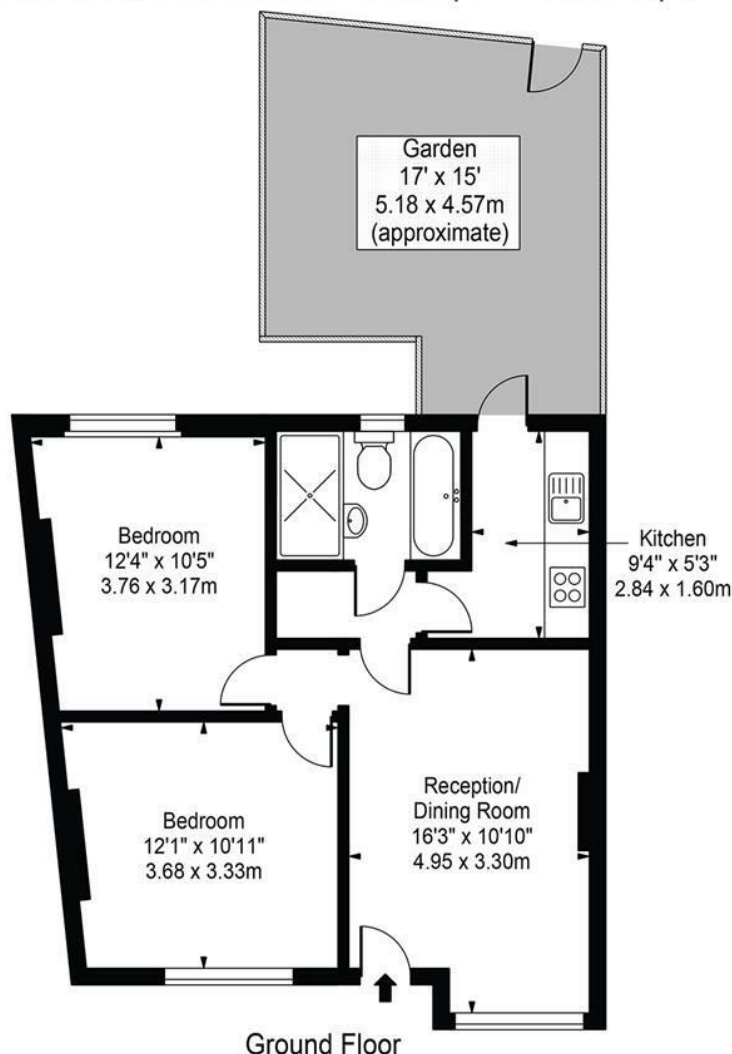
Bedroom

12'4" x 10'4"

Bedroom

12'0" x 10'11"

Halstead Road
Approx. Gross Internal Area 580 Sq Ft - 53.88 Sq M



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.