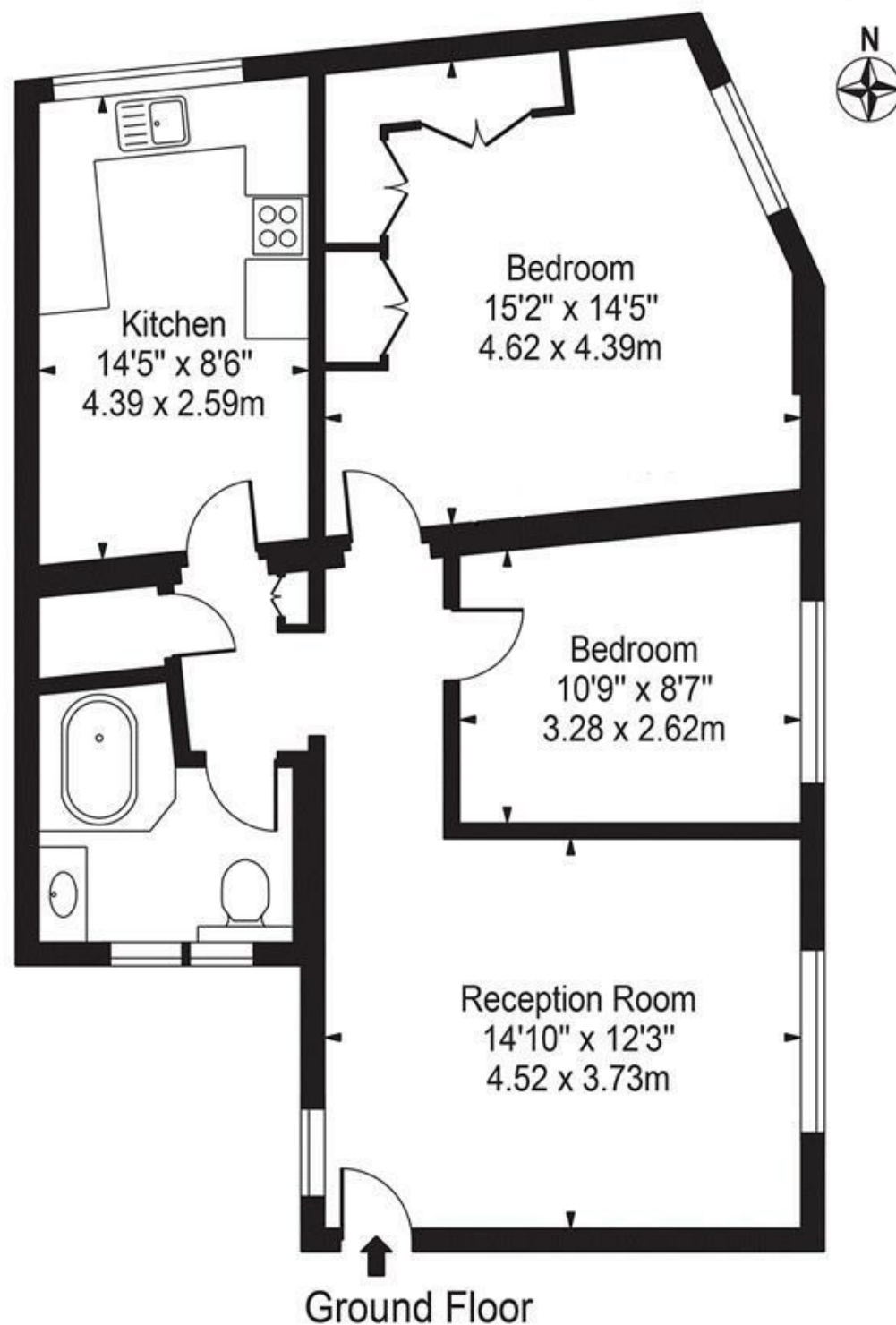


Approx. Gross Internal Area 782 Sq Ft - 72.65 Sq M



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.



Struan House, Wanstead

Offers In Excess Of £430,000 Leasehold - Share of Freehold

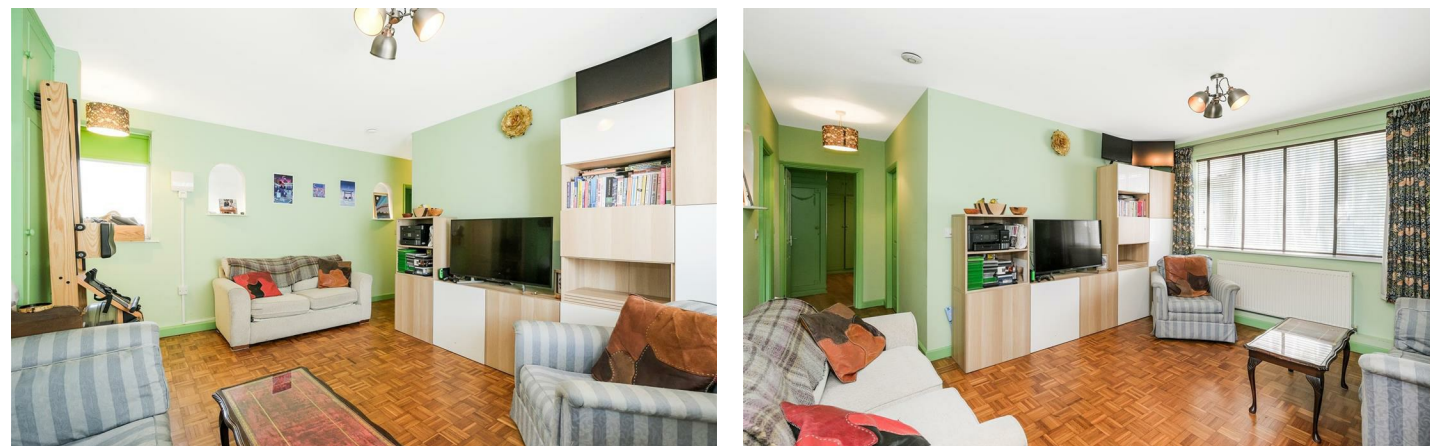
- Ground floor apartment
- Two double bedrooms
- Spacious throughout
- Share of Freehold
- 0.2 Miles to Wanstead Station
- Central Wanstead location
- Kitchen/breakfast room
- Communal parking & garage en-bloc
- Exclusively owner occupied development
- 0.3 Miles to Snaresbrook Station

Struan House, Wanstead

Petty Son & Prestwich are delighted to offer this two double bedroom ground floor apartment in a small, purpose built development in the heart of Wanstead, offering a kitchen/breakfast room, share of freehold and garage en-bloc.



Council Tax Band: C



This spacious home within a purpose built block is positioned on Wanstead High Street moments away from everything Wanstead has to offer. Christchurch Green lies just behind the development with all of Wanstead High Street's array of popular shops, bars, cafés and restaurants on your doorstep. Both Wanstead and Snaresbrook Station are 0.2 and 0.3 miles ensuring venturing into the City for work or pleasure is a breeze.

Bedroom
15'1" x 14'4"

Bedroom
14'9" x 12'2"

Entering through a well-maintained communal doorway, the apartment is mostly level access with the exception of two small steps immediately before the communal entrance door. Stepping inside the home, you immediately enter a well-proportioned lounge with a large window to the front ensuring the space is naturally well lit. The two double bedrooms are great sizes with the principal featuring a long run of fitted wardrobes. The family bathroom is fully tiled with a rain shower fitted over bath and the modern kitchen/breakfast room is fairly wide allowing a full run of units down both walls in addition to a good side dining table to the end. An internal hallway connecting both the kitchen and bathroom gives the apartment a greater feeling of space and features a handy storage/utility cupboard.

Externally there is not only the benefit of communal parking, which is a great asset when living in such a desirable area of East London, but also has the rare addition of a private garage. Struan house is owner occupied and renting the property out is not permitted, thus ensuring a sense of continuity, and added security for the residents. The home is offered with a share of freehold and a lease in excess of 900 years.

EPC Rating: C70
Council Tax Band: C
Lease Information: 999 years from 15th February 1989 (964 years currently remain)
Service Charge: £1,503 per annum
Ground Rent: Peppercorn

Reception Room
14'9" x 12'2"

Kitchen
14'4" x 8'5"