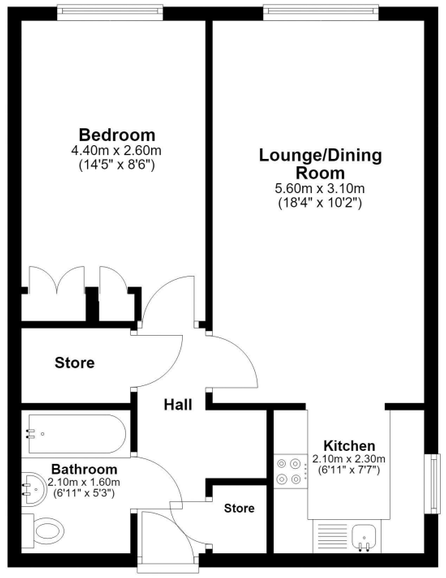
Second Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 46.1 sq. metres (496.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Cambridge Road

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Cambridge Road, Wanstead

Asking Price £165,000 Leasehold

- One bedroom retirement apartment
- Lift access
- Well presented
- Second floor
- Plenty of storage space
- 0.6 miles to Wanstead High Street and Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Cambridge Road, Wanstead

Petty Son and Prestwich are pleased to offer this beautifully presented one double-bedroom, second-floor retirement apartment.

1 | 1 | 1 | C | Council Tax Band: B







Situated just off Cambridge Park Road, the apartment features a spacious double bedroom with a built-in wardrobe, a fitted kitchen with cream shaker-style units, under-unit lighting and warm wood-effect worktops. The kitchen opens into a generous reception/dining room, finished with soft grey walls and an impressive feature brick-effect wallpaper, which perfectly frames the archway leading into the kitchen. The property also benefits from a fitted white bathroom suite and two large storage cupboards.

The development offers a range of excellent facilities, including a communal laundry room, guest suite, residents' lounge, communal parking, well-tended communal gardens and an on-site manager. With a bus stop immediately outside the development providing regular services to the surrounding area, the apartment is ideally positioned for convenience.

It is also approximately 0.6 miles from both Wanstead and Snaresbrook Central Line Stations, as well as Wanstead High Street, with its excellent selection of shops, restaurants, cafés and parks.

Lease Information: 99 years from 23rd January 2004 (76 years currently remain)
Service Charge: £3815.52 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: C77
Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room/Dining Room
18'4 x 10'2

Kitchen
6'11 x 7'7

Bedroom
14'5 x 8'6

Bathroom
6'11 x 5'3