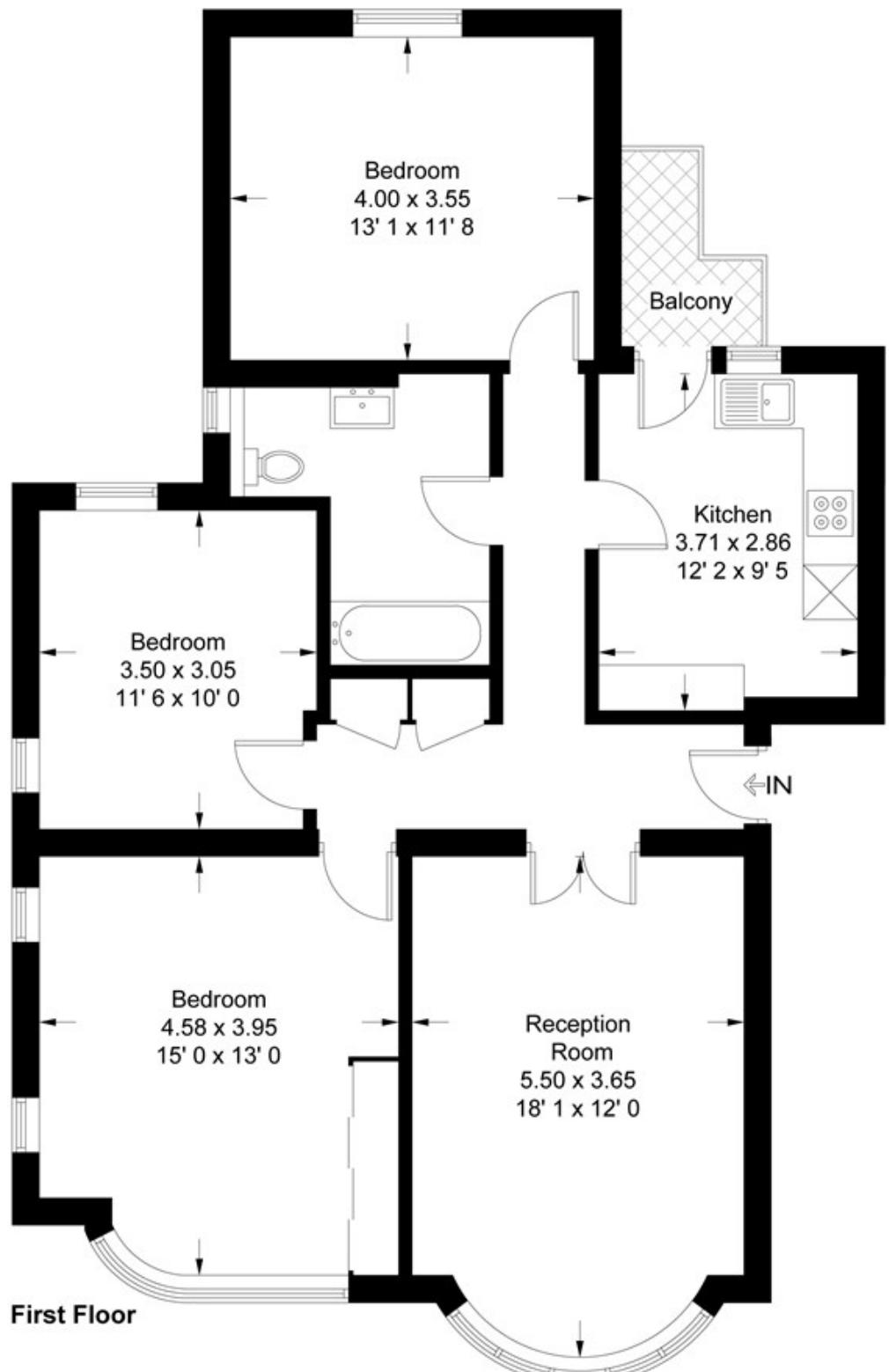


## Parkside Court

Approximate Gross Internal Area = 1013 sq ft / 94.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Wanstead Place, Wanstead

Asking Price £700,000 Leasehold

- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Delightful Balcony
- Overlooks Christchurch Green
- Snaresbrook Station 0.5 miles
- Sitting/Dining Room
- Spacious Family Bathroom
- Communal Garden
- Wanstead Station 0.4 miles

# Wanstead Place, Wanstead

Petty Son & Prestwich are privileged to offer this stunning THREE DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH BALCONY overlooking Christchurch Green in the heart of Wanstead's vibrant High Street offering an eclectic mix of shops, bars and restaurants. The 1,013 sq ft of accommodation is beautifully presented.



Council Tax Band: C



Parkside Court is a sought after 1930's development of purpose built apartments enviably located opposite the beautiful Christchurch Green on the edge of Wanstead High Street with both Wanstead and Snaresbrook stations just 0.4 and 0.5 miles away respectively.

On stepping inside one can fully appreciate the well appointed, spacious accommodation where all rooms are set off the T shaped hallway which features handy storage space. The sitting/dining room enjoys superb views across The Green and is flooded by natural light thanks to the large bay window whilst the double doors give the room a feeling of space. A modern kitchen/breakfast room is fitted with a range of light wood cabinets with integrated appliances complemented by contrasting work surfaces. There are three double bedrooms, the principal which overlooks the park and features fitted wardrobes. A large family bathroom with white suite completes the accommodation.

Externally a delightful decked terrace with inbuilt seating offers the perfect place to enjoy some relaxation. There is also a small communal garden to the rear of the building.

As well as Wanstead and Snaresbrook stations transport links include local bus services and easy road links to the North Circular, M11 and M25.

EPC Rating: D66

Council Tax Band: C

Lease Information: 999 from 13th Sept 1991 (966 years currently remain)

Service Charge: £1900 per annum (reviewed annually)

Ground Rent: £100 per annum

## RECEPTION ROOM

18'1" x 12'0"

## KITCHEN

12'2" x 9'5"

## BEDROOM

15'0" x 13'0"

## BEDROOM

13'1" x 11'8"

**BEDROOM**  
11'6" x 10'0"