



Total area: approx. 44.2 sq. metres (475.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Westleigh Court



Westleigh Court, Nightingale Lane, Wanstead

Asking Price £320,000 Leasehold

- One bedroom
- Central Wanstead location
- Well presented
- Well maintained communal gardens
- Retirement bungalow
- Warden assisted
- Residents lounge

Westleigh Court, Nightingale Lane, Wanstead

Petty Son & Prestwich are delighted to present this rarely available and beautifully refurbished one-bedroom retirement bungalow, ideally situated within a peaceful warden-assisted development in the heart of Wanstead.



Council Tax Band: C



Offering the perfect balance of tranquillity and convenience, the development benefits from excellent communal facilities, including a residents' lounge, well-maintained gardens and laundry services.

Accessed via its own private entrance, the bungalow is immaculately presented throughout. The spacious double bedroom features fitted storage, while the contemporary kitchen is fitted with sleek white gloss units, soft grey worktops, stylish white metro-tile splashbacks and ample storage space. A modern walk-in shower room provides practicality and comfort, complete with a flush shower tray and attractive tiled finishes.

The bright and welcoming lounge/dining room is enhanced by crisp white décor and light grey carpeting, creating a fresh and airy feel. Patio doors provide direct access to the beautifully maintained communal gardens, where a secluded patio area offers the perfect spot to relax and enjoy the outdoors.

Ideally located, the development is just a short stroll from Wanstead High Street, with its excellent selection of shops, cafés, restaurants and two Central Line stations, providing convenient transport links.

Offered to the market with no onward chain, this exceptional bungalow presents a rare opportunity to secure a peaceful retirement home in one of Wanstead's most sought-after locations.

Lease Information: 999 years from 1st January 1988 (960 years currently remain)

Service Charge: £3279.60 per annum (reviewed annually)

Ground Rent: N/A

EPC Rating: E51

Council Tax Band: C

Reception Room

13'5" x 12'2"

Kitchen

8'6" x 7'7"

Bedroom

14'11" x 8'11"