



## Nightingale Lane, Wanstead

Offers In Excess Of £485,000 Freehold

- Two bedroom house
- Open plan living space
- Chain free
- 0.3 miles to Snaresbrook Station
- Central Wanstead location
- Fitted wardrobe space
- 0.2 miles to Wanstead High Street

*Centrally positioned in the heart of Wanstead Village, this unique gated two-bedroom terraced home offers an excellent opportunity within one of the area's most desirable locations.*

Just 0.3 miles from Snaresbrook Station and 0.4 miles from Wanstead Station, the property combines convenience with a peaceful, tucked-away setting. Forming part of an exclusive development of just three properties, the home is accessed via a secure gate and benefits from its own private entrance, avoiding communal hallways and enhancing the sense of privacy.

Moments from the open green spaces of Christchurch Green and only 0.2 miles from Wanstead High Street, with its array of independent shops, cafés and restaurants, the location perfectly balances tranquillity and village life.

The ground floor comprises two well-proportioned bedrooms, both with fitted wardrobes, with the principal bedroom enjoying the added convenience of an additional sink.

A fully tiled bathroom with over-bath shower completes this level. Upstairs, a bright and spacious open-plan living area is enhanced by large windows, skylights and a vaulted ceiling, creating a wonderful sense of light and volume.

The lounge and kitchen are subtly defined by a breakfast bar and contrasting flooring, with the kitchen offering ample worktop and storage space, cream cabinetry, black surfaces and a bronze mosaic splashback. The living space comfortably accommodates both seating and dining areas, ideal for everyday living and entertaining.

A small communal courtyard garden sits to the front, and the property is offered chain free.

EPC Rating: C74

Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room

19'4" x 15'5"

Kitchen

13'5" x 6'2"

Bedroom

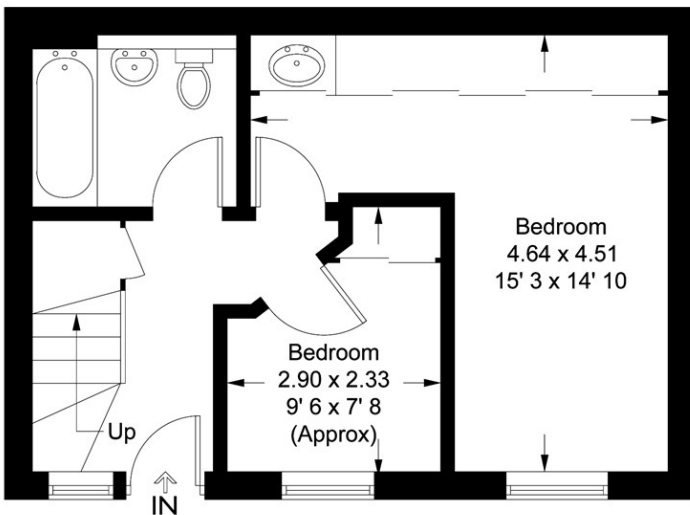
15'3" x 14'10"

Bedroom

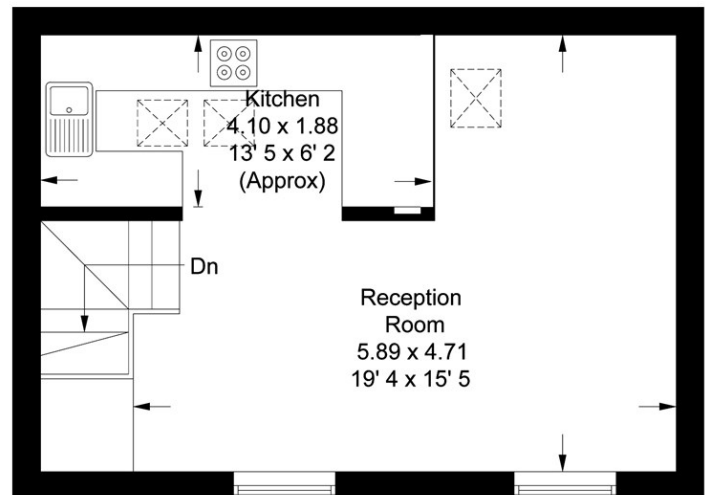
9'6" x 7'8"

## Nightingale Lane

Approximate Gross Internal Area = 695 sq ft / 64.5 sq m



**Ground Floor**  
348 sq ft / 32.3 sq m



**First Floor**  
347 sq ft / 32.2 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice