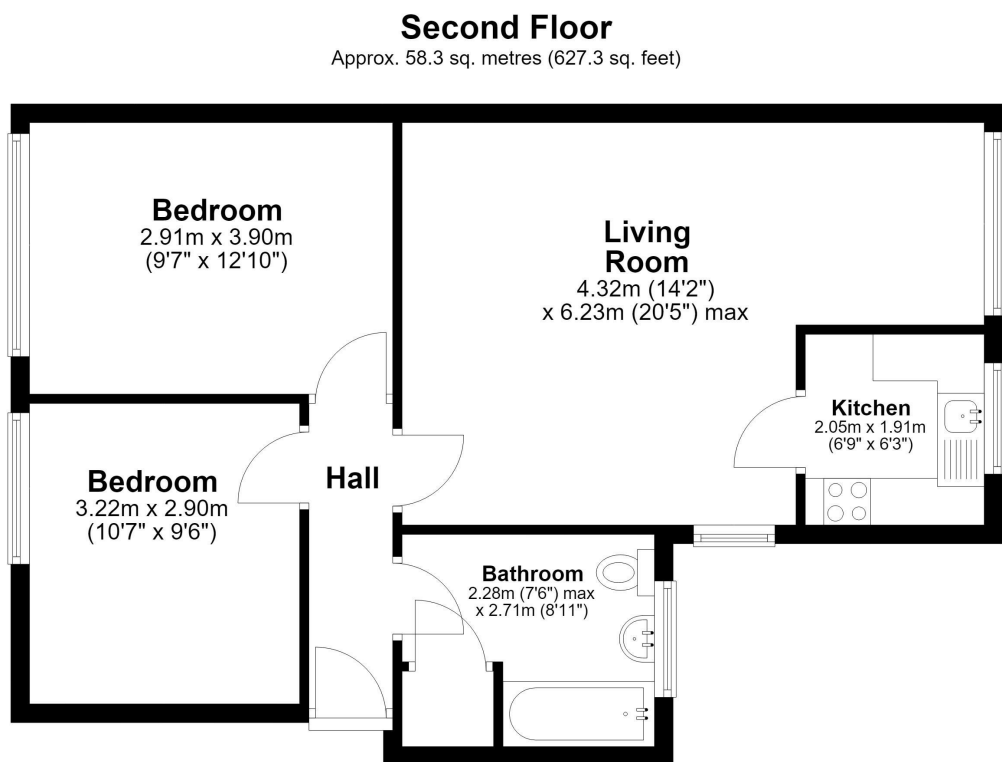




Total area: approx. 58.3 sq. metres (627.3 sq. feet)

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.

Harley Court



Harley Court, Blake Hall Road, Wanstead

Offers In Excess Of £385,000 Leasehold

- Second-floor purpose-built apartment
- Sold fully furnished
- Modern shaker-style kitchen
- Chain free
- Long lease and no Ground Rent Charge
- Two spacious double bedrooms
- Generous 20'5" lounge/dining room
- Communal parking
- Just 0.4 miles from Wanstead Station

Harley Court, Blake Hall Road, Wanstead

Offered to the market chain free, this spacious two-bedroom second-floor apartment in the popular Harley Court presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

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Council Tax Band: C



Situated on Blake Hall Road in Wanstead, this beautifully presented second-floor apartment offers stylish, contemporary living in a well-connected location. The building has recently undergone substantial redevelopment, now has new roof, new driveway and refurbished communal areas.

Ideally positioned just 0.4 miles from Wanstead Underground Station (Central Line), the property provides excellent transport links into the City and West End, while the boutique shops, cafés, restaurants and everyday amenities of Wanstead High Street are all within easy walking distance.

Offered for sale fully furnished, this superb apartment presents an ideal opportunity for first-time buyers, buy-to-let investors or buyers looking for a stylish London base. Finished beautifully throughout, the accommodation is bright, modern and thoughtfully designed. The impressive 20'5" lounge/dining room offers an excellent sense of space, with a versatile layout that comfortably accommodates both living and dining areas, making it ideal for relaxing or entertaining. The contemporary Shaker-style kitchen lies off the main living space and is fitted with sleek light wood cabinetry, contrasting black worktops and benefits from plenty of natural light from a centrally positioned window.

The property further benefits from two generously sized double bedrooms and a modern bathroom, complete with a large built-in storage cupboard, providing excellent space for towels, toiletries and household essentials.

Additional features include residents' communal parking, a long lease and the added advantage of being offered with no onward chain. The location also enjoys easy access to a number of nearby green open spaces, offering excellent opportunities for walking, recreation and outdoor leisure, while Wanstead's vibrant High Street and Central Line station remain within comfortable walking distance.

Lease Information: 190 years from 29th September 1998 (162 years currently remain)
Service Charge: £1769.64 per annum (reviewed

annually)
Ground Rent: Peppercorn
EPC Rating: D65
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Living Room
14'2" x 20'6"

Kitchen
6'9" x 6'3"

Bathroom
7'6" x 8'11"

Bedroom
9'7" x 12'10"

Bedroom
10'7" x 9'6"