



High Street, Wanstead

Offers In Excess Of £460,000 Leasehold - Share of Freehold

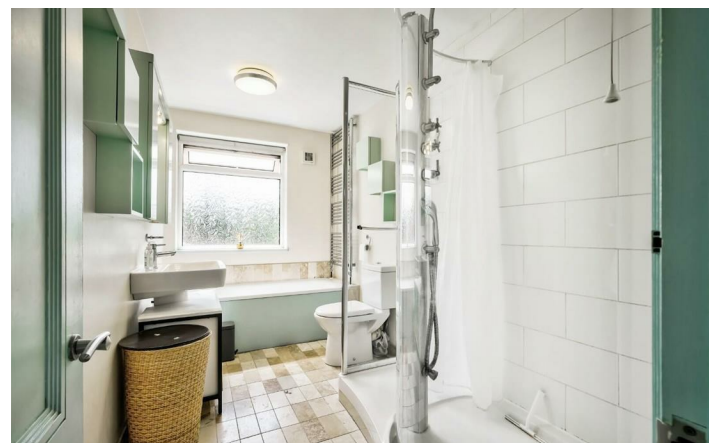
- Two double bedroom apartment
- Bespoke kitchen
- Central Wanstead location
- 0.2 miles to Wanstead Central Line Station
- Second floor
- Bespoke fitted wardrobes
- Communal parking
- No onward chain

High Street, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer for sale this exceptional two-bedroom second-floor apartment, perfectly positioned in the very heart of Wanstead Village a conservation area.



Council Tax Band: C



SOLD BY PETTY SON & PRESTWICH Offering the pinnacle of contemporary urban living, this beautifully presented purpose-built home is nestled on the vibrant Wanstead High Street, just 0.2 miles from Wanstead Underground Station and 0.3 miles from Snaresbrook Station - placing Central London within easy reach. Surrounded by a wealth of cafés, shops, restaurants, and open green spaces such as the Christchurch Green in the heart of Wanstead Village, the location is as convenient as is desirable. Upon entering via a secure entry-phone system into an immaculately maintained communal hallway, you're immediately struck by the sense of space and style this apartment exudes. The bespoke hand crafted and large fitted kitchen for an apartment in Wanstead is a true highlight and elegantly designed; it's ideal for those who love to cook or entertain. It's also a fantastic size and can easily house a dining table. The generous lounge is equally impressive, featuring a striking media wall with bespoke fitted units-creating a sophisticated yet cosy space to relax and unwind. Both bedrooms are well-proportioned, each boasting sleek deep fitted wardrobes and plenty of natural light that flows throughout the apartment. The contemporary bathroom is finished with high-end fittings and is large enough to house a bathtub and a stand-alone shower. Whether you're a professional in search of a stylish home with outstanding public transport links and by road, or a discerning buyer seeking a premium east London apartment, this property truly stands out. Externally there is also the benefit of communal parking. Struan House is owner occupied and renting the property out is not permitted, thus ensuring a real sense of continuity.

EPC Rating: C73

Council Tax Band: C

Lease Information: 999 years from 15th February 1989 (963 years currently remain)

Service Charge: £1503.32

Ground Rent: Peppercorn

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room

15'3" x 10'11"

Dining Room/Kitchen

14'2" x 11'5"

Bedroom

12'8" x 10'6"

Bedroom

11'5" x 8'5"