



New Wanstead, Wanstead

Offers In Excess Of £575,000 Leasehold

- Three-bedroom apartment
- Direct access to private garden
- Stunning condition
- Ground floor
- Access to large communal gardens
- 0.5 miles to Snaresbrook Underground Station

Petty Son and Prestwich are delighted to offer for sale this stunning three-bedroom ground floor apartment in a prime location in Wanstead and has the fantastic advantage of its own private garden with direct access.

Situated just 0.5 miles from Snaresbrook Underground Station and the vibrant Wanstead High Street, this beautifully presented three-bedroom ground floor apartment blends contemporary style with practical living in a sought-after East London location.

Inside, the property boasts a bright and spacious layout with wooden flooring and crisp white walls throughout the long, welcoming hallway. The large kitchen/diner is a real showstopper, finished with sleek white units, solid wooden worktops, and a striking Moroccan-style tiled splashback that adds colour and personality.

Direct access from the kitchen leads to a private walled private garden that is beautifully presented, with bursts of greenery from thoughtfully planted bushes and shrubs.

The garden is perfect for outdoor entertaining or relaxing in and houses two practical storage sheds as well as having direct access to the large, tranquil communal gardens.

All three bedrooms are generously sized, with two of the double bedrooms benefitting from fitted wardrobes. The contemporary bathroom continues the stylish theme, featuring overhead shower, light grey tiling, bold dark grey walls, and a stunning Moroccan tiled feature wall in warm cream and mustard tones.

The light and spacious lounge is a great place to unwind in and features a stunning contemporary fireplace.

Lease Information: 999 years from 2nd August 1982 (956 years currently remain)

Service Charge: £1800 per annum (reviewed annually)

Ground Rent: £10 per annum

EPC Rating: C75

Council Tax Band: C

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

Reception/ Dining Room

13'6" x 12'11"

Kitchen

12'3" x 11'6"

Bedroom

12'6" x 10'8"

Bedroom

12'8" x 8'11"

Bedroom

12'6" x 6'5"