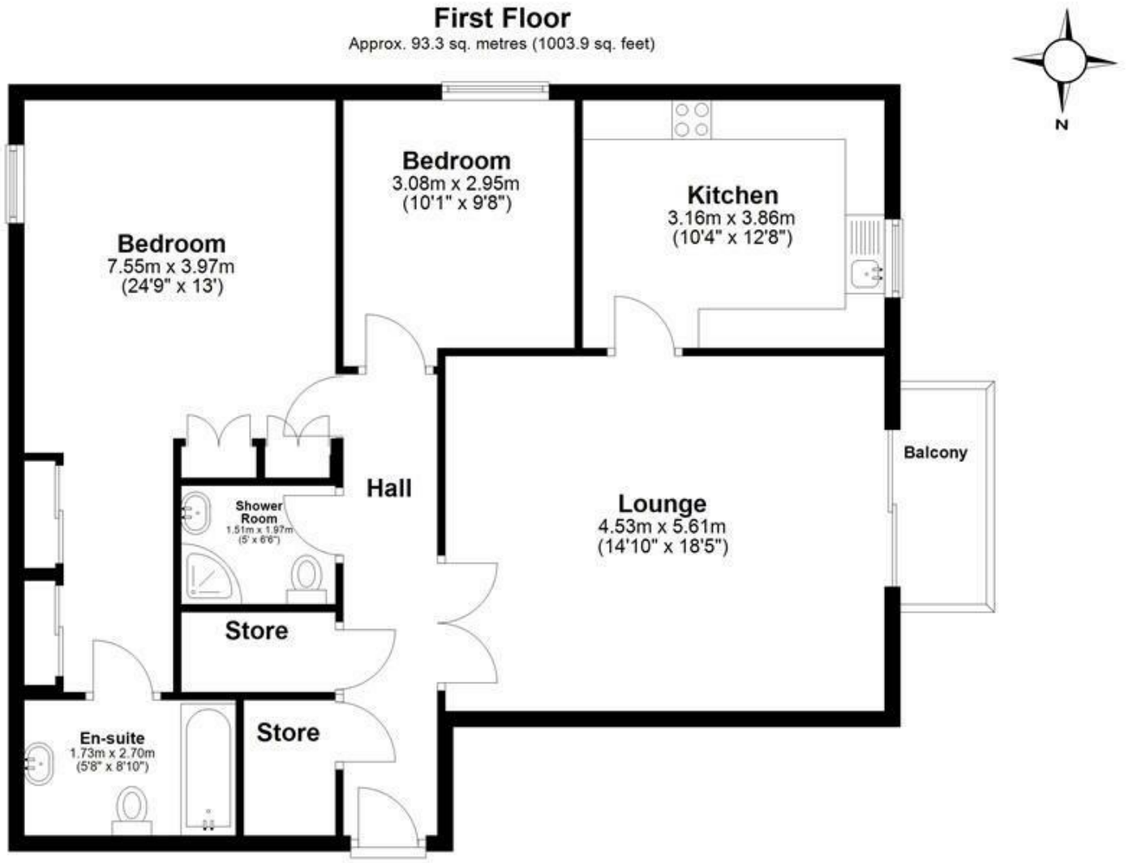

Total area: approx. 93.3 sq. metres (1003.9 sq. feet)

The Grange

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Woodford Road, London

Offers In Excess Of £575,000 Leasehold

- Positioned in the rarely available, The Grange development
- Two double bedrooms
- Second, modern shower room
- Lounge/diner with private, West facing balcony
- 0.4 Miles from South Woodford Station and shops
- Large first floor apartment spanning 1,003 Sq. Ft
- Principal suite measuring 24’9 in depth with en-suite bathroom
- Kitchen/breakfast room
- Secure underground parking and no onward chain
- 0.7 Miles from Snaresbrook Station and Wanstead High Street

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Woodford Road, London

Petty Son & Prestwich are delighted to present this exceptionally spacious two-bedroom, two-bathroom apartment extending to an impressive 1,003 sq ft, complete with a private West-facing balcony and secure underground parking.

2 2 1 Council Tax Band: F

Offered chain-free and set within a highly sought-after and rarely available development, this superb apartment forms part of an exclusive development of just 14 residences, enviably positioned on Woodford Road. Ideally located for commuters, South Woodford Underground Station is approximately 0.4 miles away, with Snaresbrook Station and Wanstead High Street within 0.7 miles, offering a superb array of cafés, boutiques and green spaces. Aswell as its excellent connectivity, the apartment enjoys a wonderfully leafy outlook. Constructed in the mid 1990's, the developments exterior matches the clean and well presented interior, with perfectly pruned shrubs and immaculate lawn framed by wall and wrought iron railings, leading inside to a larger, spacious communal entrance hall serviced by lifts and bright hallway. The apartment is beautifully proportioned throughout, featuring a wide central hallway with a generous storage cupboard and a separate airing cupboard. A sleek, fully tiled shower room with wall-mounted WC and vanity storage provides practicality with contemporary style. Double doors open into the impressive 273 sq ft reception/dining room, flooded with natural light and featuring bespoke fitted storage. Floor-to-ceiling sliding doors lead directly onto the private West-facing balcony, perfect for evening sun. Adjoining the reception is a generous kitchen/breakfast room, fitted with a classic shaker-style kitchen, modern integrated appliances and extensive worktop space on three sides. The accommodation is completed by two genuine double bedrooms, including a particularly striking principal suite measuring over 24 feet in length, featuring four built-in double wardrobes and a well-appointed en-suite bathroom with shower over bath. The property further benefits from one allocated, underground parking space and is offered for sale chain-free making it ideal for those requiring a swift move.

Lease Information: 125 years from 24th June 1997 (96 years currently remain)

Service Charge: £3230.16 per annum
Ground Rent: £300 per annum
EPC Rating: TBC
Council Tax Band: F
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Lounge
14'10 x 18'5

Kitchen
10'4 12'8

Shower Room
5'0 x 6'6

Bedroom
24'9 x 13'0

En-suite
5'8 x 8'10

Bedroom
10'1 x 9'8