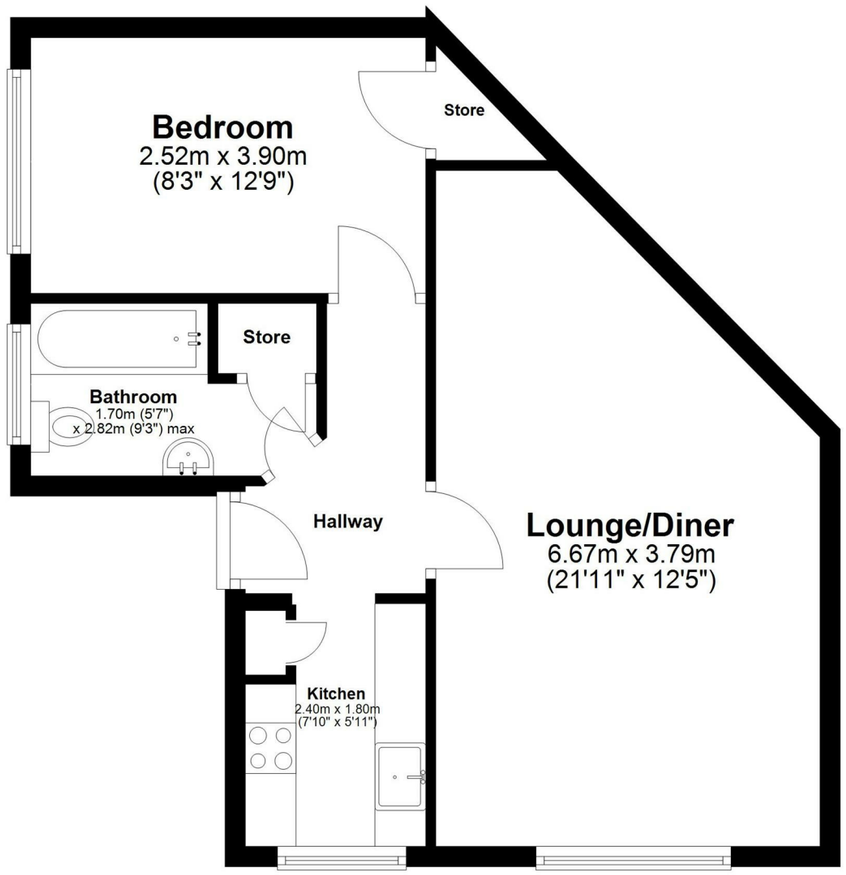
First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 46.8 sq. metres (503.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Harley Court

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PETTY SON & PRESTWICH
EST.1908

Harley Court, Blake Hall Road, Wanstead

Asking Price £315,000 Leasehold

- One bedroom apartment
- Contemporary design
- Communal parking
- First floor
- Large lounge/dining room
- 0.4 miles to Wanstead Underground Station

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Harley Court, Blake Hall Road, Wanstead

Situated on Blake Hall Road in the heart of Wanstead, this stylish and contemporary one-bedroom first floor flat offers spacious accommodation and modern living in a prime location.

1 1 1 Council Tax Band: C

Just 0.4 miles from Wanstead Underground Station (Central Line), the property provides excellent transport links into Central London, while the vibrant shops, cafés, restaurants and amenities of Wanstead High Street are all within easy reach.

Beautifully presented throughout, the property feels modern, welcoming and full of character from the moment you step inside. The generously sized lounge features a unique layout that comfortably accommodates both living and dining areas, creating a versatile and sociable space. Contemporary deep green panelling with crisp white walls and attractive wood flooring combine to create a striking and stylish interior with real wow factor.

The modern fitted kitchen is finished with sleek light wood cabinetry, contrasting black fittings and matching worktops, offering both practicality and contemporary design.

The double bedroom benefits from useful built-in storage, while the fully tiled bathroom is presented in a fresh white finish and includes an overhead shower and additional storage solutions.

Further benefits include a bright and airy living space filled with natural light and a communal parking available for residents. The location is equally impressive, with several green open spaces nearby, providing the perfect setting for outdoor recreation, relaxation and leisurely walks.

Lease Information: 189 years from 29th September 1964 (127 years currently remain)
Service Charge: £1769.64 per annum (reviewed annually)
Ground Rent: £25 per annum
EPC Rating: TBC
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
21'11" x 12'5"

Kitchen
7'10" x 5'11"

Bedroom
8'3" x 12'10"