



Nightingale Lane, Wanstead

Offers In Excess Of £475,000 Leasehold

- Exceptionally rare opportunity
 - Two large apartments utilised as one dwelling
 - 1,014 square feet of accommodation
 - Two large receptions
 - Shower room
- Popular central Wanstead development exclusively for those over 55 years
 - Ground floor with views towards the church and High Street
 - Two double bedrooms
 - Bathroom
 - On-site warden supplemented with monitored, corded assistance system

Nightingale Lane, Wanstead

A fantastically rare opportunity to purchase two, ground floor retirement apartments in a popular central Wanstead location, joined together to provide an exceptional 1,014 square feet of living space.



Council Tax Band: C



Forming part of this popular warden assisted development in Westleigh Court, Petty Son & Prestwch offer the opportunity for a buyer to buy two apartments joined together as one living space, providing two receptions, two double bedrooms, bathroom, separate shower room and two kitchens. On site facilities include a large residents lounge with views over the Wanstead United Reformed Church, W.C and tea making facilities, a well-tended communal garden, laundry services and a visitors' suite bookable in advance for visiting guests, on-site warden supplemented with 24 hour monitored, corded assistance system. Collectively, the property spans a hugely impressive 1,014 square feet of accommodation and is located to the front of the building providing views towards the church and Wanstead's popular High Road from both receptions and bedrooms.

There are naturally two entrances to the property, both with deep storage cupboards, with the one entrance hall providing access to a bathroom and the other a shower room. The large receptions sit in the middle of the properties, both open to a kitchen, providing the possibility of one being used as an imposing dining space or one of the kitchens to be mainly used as a utility/walk in pantry area. Set back from, but only a few feet from Wanstead High Street, the location of Westleigh Court allows the new owner easy access to all amenities, with an array of shops, restaurants, cafes and two Central Line stations on the doorstep. The home is offered to market chain free.

EPC RATING: E53
Council Tax Band: C
Charges: TBC
Lease Information: 125 years from 1st January 1988 (89 years currently remain)

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

Reception one
17'2 x 10'1

Reception Two
17'2 x 10'1

Bedroom One
14'9 x 9'0

Bedroom Two
14'9 x 9'0

Kitchen One
9'10 x 7'4

Kitchen Two
9'10 x 7'4