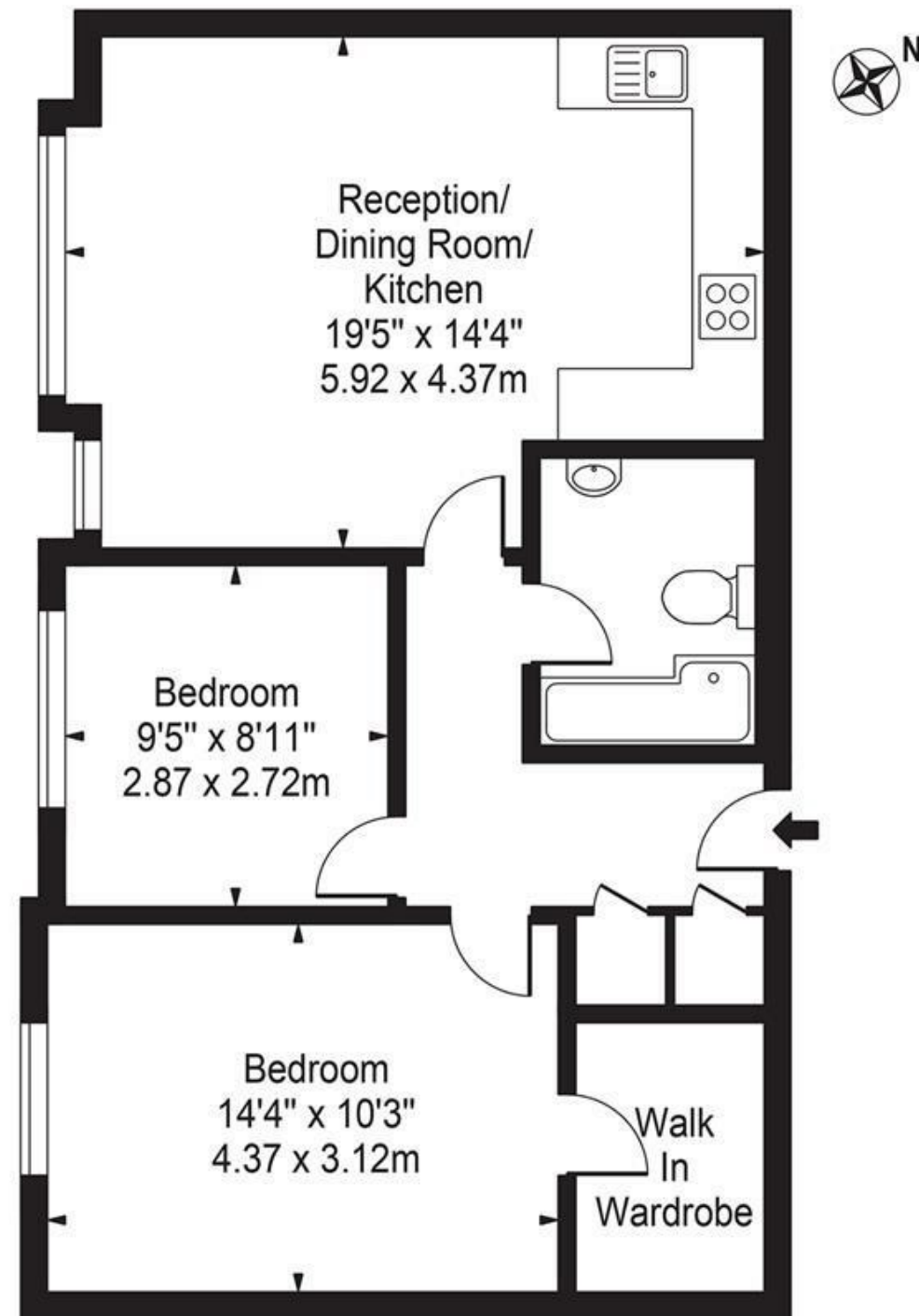


## Byron Court

Approx. Gross Internal Area 678 Sq Ft - 62.99 Sq M



### Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Makepeace Road, Wanstead

Offers In Excess Of £390,000 Leasehold

- Modern second floor apartment
- Leafy views from the bright lounge/diner
- Two double bedrooms
- Stylish, modern décor
- Close to Wanstead High Street
- Part of the popular Wanstead Hospital development
- Extended lease upon completion
- Walk-in closet to principal bedroom
- Allocated parking space
- Chain free

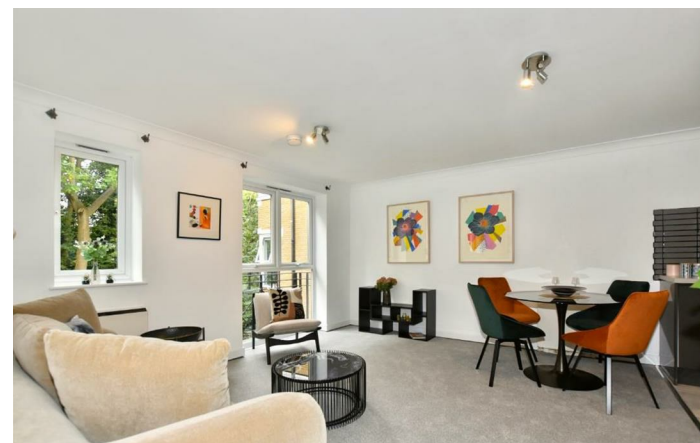


# Makepeace Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer for sale this stylish two double bedroom, second floor apartment with attractive leafy views, that forms part of the popular Wanstead Hospital Development.



Council Tax Band: D



Perched just off of Hermon Hill, this apartment is within easy reach of Wanstead High Street and Snaresbrook Central Line Station, making it perfect for city commuters or investors! Internally this home has been decorated in a cool, monochrome colour scheme by the current owners, maximising the feel of space and light and allowing the new owner to move straight in, unpack and relax.

The property comprises of an entrance hall with storage cupboard leading to two double bedrooms with a walk in closet to the principal bedroom. There is plumbing available in the walk in closet if a buyer wanted an en-suite shower room. Further accommodation includes a modern fitted kitchen with space for a small range cooker, fully tiled contemporary shower room and a spacious lounge/diner with leafy treetop views. The property also benefits from an allocated parking space and no onward chain.

EPC Rating: B81

Council Tax Band: D

Lease Information: 125 years from 24th March 1994 (95 Years remaining) (Upon completion an additional 90 years will be added onto the existing lease)

Service Charge: £2600 per annum (reviewed annually)

Ground Rent: £512 per annum (The ground rent will be peppercorn once the lease has been extended)

## Reception/Kitchen

19'5" x 14'4"

## Bedroom

14'4" x 10'2"

## Bedroom

9'4" x 8'11"