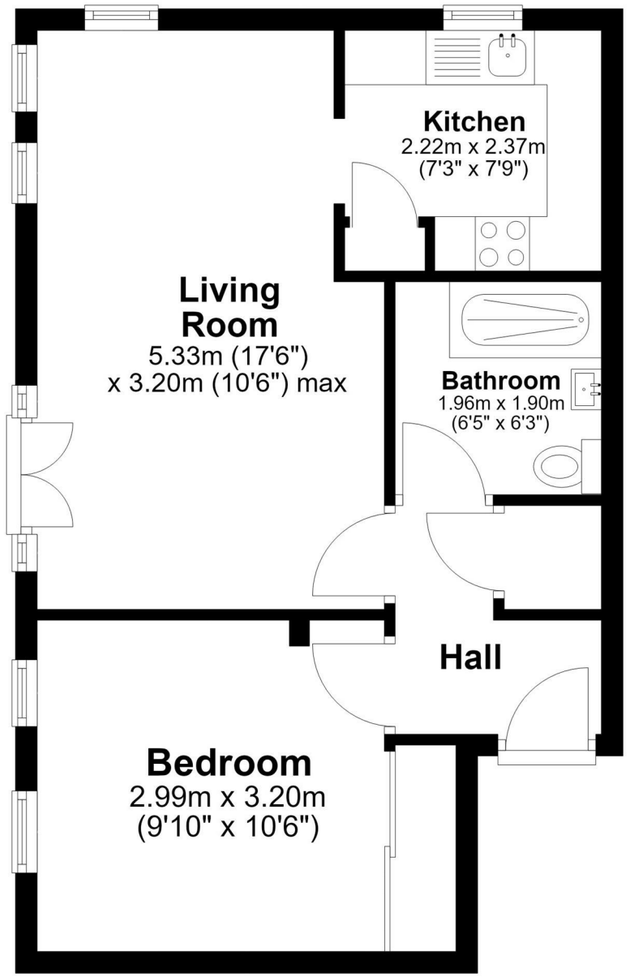
First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



Total area: approx. 41.2 sq. metres (443.8 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.

Victory Road

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sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Victory Road, Wanstead

Asking Price £355,000 Leasehold

- One double bedroom
- Stunning condition
- Positioned in a quiet cul-de-sac
- 0.5 miles to Snaresbrook Station & Wanstead High Street
- Stylish kitchen and shower room
- Purpose built apartment
- Allocated parking space

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Victory Road, Wanstead

Stylish Contemporary Living in a Desirable Wanstead Location Petty Son & Prestwich are delighted to offer for sale this stunning, contemporary one double bedroom first-floor apartment.

1 | 1 | 1 | B | Council Tax Band: C

Situated within the highly desirable and characterful Wanstead Hospital Development. Ideally located just 0.5 miles from both Snaresbrook Station and Wanstead High Street, the property offers the perfect blend of stylish modern living and local lifestyle. Wanstead is renowned for its village-like atmosphere, independent shops, cafés, bars and restaurants, while excellent transport links include the Central Line from Wanstead, Snaresbrook and South Woodford, numerous bus routes and easy access to the M11, M25 and North Circular. The apartment immediately impresses with its spacious hallway, crisp white walls, warm-grey flooring and large, practical storage cupboard. The bright and spacious lounge diner benefits from three windows across two aspects and a Juliet balcony, creating a light and airy living space with plenty of room for both lounge and dining areas. An archway leads into the sleek contemporary kitchen, finished with matt-grey handleless units, under-unit lighting, marble-effect worktops and a full range of integrated appliances. The generous double bedroom features a striking turquoise half-panelled feature wall, two windows and fitted mirrored wardrobes.Completing the accommodation is a beautifully designed, spa-style shower room, featuring a double shower, stylish black fittings, Crittall-style shower screen and a combination of dark-grey split-face and lighter grey wall finishes. Stylish, contemporary and presented in show-home condition, this exceptional apartment offers modern living in a fantastic Wanstead location.

Lease Information: 125 years from 1 January 1994 (92 years remaining)
Service Charge: £1800 per annum
Ground Rent: £100 per annum
EPC Rating: B82
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Living Room
17'6 x 10'6

Kitchen
7'3 x 7'9

Bedroom
9'10 x 10'6

Bathroom
6'5 x 6'3