First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)

Total area: approx. 39.3 sq. metres (422.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Prissard House

11 Woodbine Place, Wanstead, London, E11 2RH
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Gardner Close, Wanstead

Asking Price £310,000 Leasehold

- No eligibility restrictions for buyers
- Central Wanstead location
- Juliette balcony
- One double bedroom
- First floor
- Modern bathroom and kitchen
- 0.2 miles to Wanstead Underground station

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* No eligibility restrictions for buyers * Petty Son & Prestwich are delighted to offer for sale this beautifully presented contemporary one-bedroom apartment, occupying a first-floor position within a striking modern development, just moments from Wanstead High Street and the Central Line station.

1 1 1 B Council Tax Band: B

Designed with modern living in mind, the apartment offers a bright, thoughtfully arranged layout centred around an impressive open-plan kitchen and reception room. Finished to an excellent standard throughout, the interiors are light, stylish and effortlessly welcoming. The sleek, fully integrated kitchen features contemporary handleless cabinetry, creating a seamless, minimalist aesthetic that perfectly complements the home's clean, modern design. One of the apartment's greatest attractions is its outstanding location.

Situated just 0.2 miles from Wanstead High Street and Wanstead Underground Station (Central Line), everything needed for day-to-day living is within easy reach. A superb selection of independent cafés, restaurants, shops and amenities are all on the doorstep, while the Central Line offers fast and direct access into the City and West End. With beautiful green spaces including Christchurch Green, Wanstead Park and Epping Forest also nearby, this apartment perfectly balances urban convenience with a relaxed village atmosphere, making it an excellent choice for first-time buyers, professionals, and investors alike.

The building itself has an attractive contemporary façade, combining warm brickwork with distinctive, green-framed detailing and architectural metal screening, giving it a strong sense of character and kerb appeal. A secure communal entrance hall provides a smart and welcoming first impression.

Inside, the spacious entrance hallway continues the apartment's fresh, neutral décor and offers excellent practicality, with a large built-in storage cupboard keeping everyday essentials neatly out of sight. The impressive open-plan kitchen, dining and reception space is the heart of the home. Flooded with natural light from full-height double doors opening onto a Juliet balcony, the room enjoys leafy outlooks that enhance the sense of space and tranquillity.

The generous double bedroom is equally bright and inviting, with a large window overlooking surrounding greenery. There is ample space for a double bed and freestanding furniture, while the tasteful décor reinforces the apartment's calm and contemporary feel. The stylish bathroom has been finished in soft neutral tones with elegant large-format tiling, creating a fresh, modern space that is both practical and beautifully maintained.

Residents also enjoy access to an attractive communal garden, thoughtfully landscaped with planted borders, gravel pathways and seating areas surrounded by mature greenery, providing a pleasant outdoor space to relax.

Lease Information: 150 years less 10 days from 14th June 2019 (142 years currently remain)
Service Charge: £1,773.06 per annum (reviewed annually)
Ground Rent: £280 per annum
EPC Rating: B83
Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Kitchen/reception room

20'9" x 10'6"

Bedroom

12'9" x 9'7"