

Total area: approx. 69.0 sq. metres (742.6 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.

Leicester Road

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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

PETTY SON & PRESTWICH
EST.1908









Leicester Road, Wanstead

Asking Price £425,000 Leasehold

- Ground Floor apartment
- Period conversion
- Direct access to a private, rear garden
- Shared parking & private cellar
- Contemporary kitchen/breakfast room
- Positioned within Wanstead's Counties Conservation Area
- Two double bedrooms
- Shared, secure side access
- Modern kitchen
- ***CASH BUYERS ONLY DUE TO LOW LEASE***

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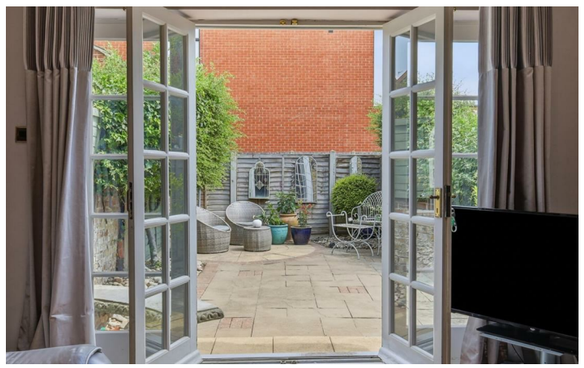
SOLD BY PETTY SON & PRESTWICH *CASH BUYERS ONLY* Petty Son and Prestwich are thrilled to offer for sale this stunning two-bedroom, ground floor period apartment, situated in Wanstead's popular Counties Estate with access to a beautiful, private rear garden and cellar.

2 | 1 | 1 | D | Council Tax Band: C







SOLD BY PETTY SON & PRESTWICH Set within the much-admired Counties Estate, this attractive two-bedroom apartment enjoys a peaceful residential setting while remaining just moments from central Wanstead. Both Snaresbrook and Wanstead Underground stations are within a comfortable half-mile walk, providing excellent transport links, while Wanstead High Street offers an outstanding selection of independent boutiques, cafés, restaurants, and bars, all within easy reach. Combining tranquillity with exceptional convenience, this is a superb location for those seeking the best of village-style living with London on the doorstep.

The apartment offers beautifully proportioned accommodation, beginning with two generous double bedrooms, each retaining its original fireplace. The principal bedroom enjoys an elegant bay window overlooking the front, while the second bedroom is currently arranged as a formal dining room, complete with bespoke floor-to-ceiling storage flanking the fireplace. Positioned at the heart of the home, the contemporary shower room and stylish kitchen both benefit from natural light via their own windows.

Thoughtfully designed in a practical C-shaped configuration, the kitchen features a breakfast bar, integrated appliances, and space for a range cooker.

To the rear, the inviting living room opens directly onto the private, low-maintenance garden. French doors, complemented by full-height side windows, flood the room with natural light while providing seamless access outside and attractive year-round views.

A private gate leads to a secure shared side passage, providing convenient access to the front of the property, ideal for bicycle storage and the easy removal of household or garden waste. To the front, the apartment further benefits from shared off-street parking, a cellar and no onward chain.

Lease Information: 99 years from 1st January 1975
(48 years currently remain)
Service Charge: N/A
Ground Rent: £25 per annum
EPC Rating: D65

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
17'1" x 11'10"

Kitchen
9'10" x 8'2"

Bedroom
16'9" x 11'2"

Bedroom
11'6" x 11'2"