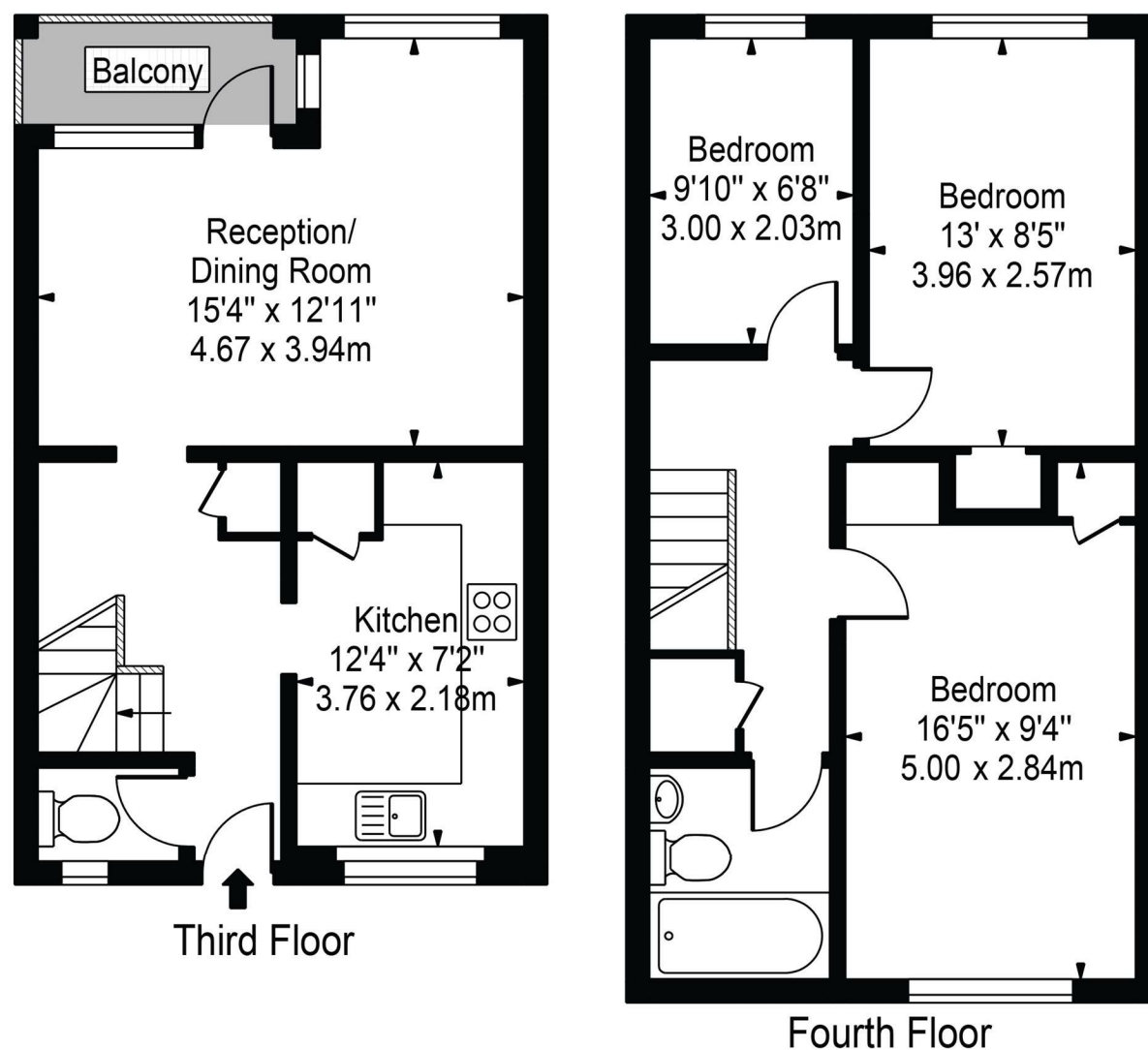


Gardner Close

Approx. Gross Internal Area 837 Sq Ft - 77.76 Sq M



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.



Gardner Close, Wanstead

Offers In Excess Of £400,000 Leasehold

- Split level maisonette (second & third floor)
- Ground floor W.C
- Parquet flooring to the ground floor
- Private balcony with Westerly aspect
- Separate kitchen
- Three bedrooms (two doubles)
- Newly carpeted to the first floor
- Lounge/diner
- Moments from Wanstead High Street & Station
- Chain free

Gardner Close, Wanstead

Positioned in a private close in central Wanstead, Petty Son and Prestwich are delighted to offer for sale this split-level, three bedroom apartment with private West facing balcony, moments from Wanstead High Street and Station.

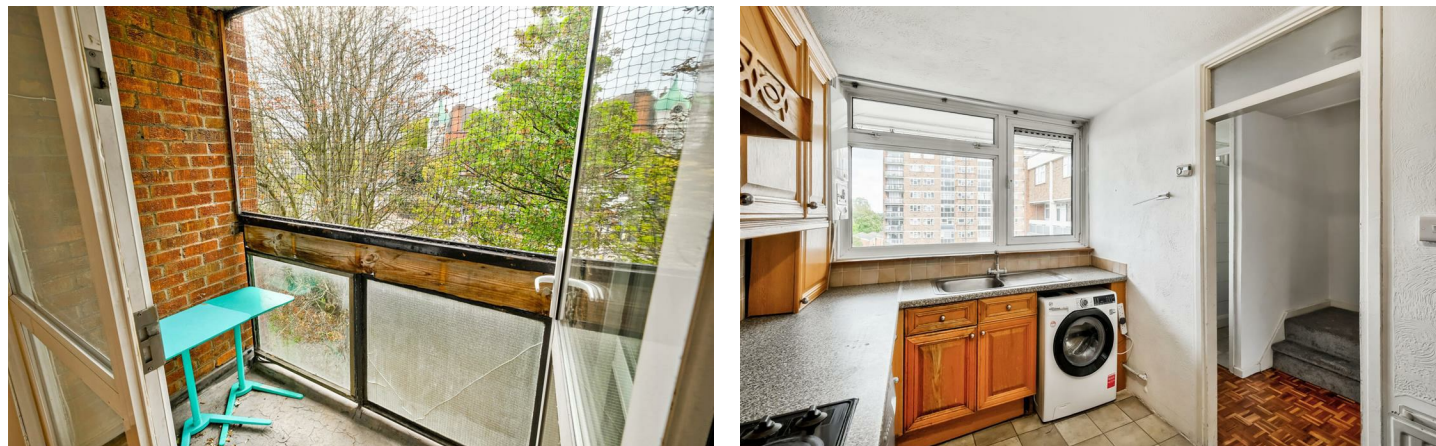
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 C

Council Tax Band: C



Tucked away in a private close in the heart of Wanstead this spacious home is superbly positioned. just 0.2 miles from the High Street, the unbeatable convenience places a vibrant mix of independent cafés, restaurants, boutiques, and leafy green spaces (including the ever-popular Christchurch Green and Wanstead Park) quite literally on your doorstep. Commuters will love the quick access to the City and West End via nearby Wanstead Underground Station. The apartment is split across the second and third floors (the top floors) and benefits from its own private entrance; a rare and welcome alternative to shared communal hallways. The ground level features a newly polished herringbone floor, guest WC, generous under-stairs storage (ideal for coats, shoes, and all the essentials), a surprisingly spacious kitchen arranged in a practical 'C' configuration, and a bright, airy lounge/diner that opens directly onto a private balcony with a favourable Westerly aspect - the perfect spot for your morning coffee or an evening wind-down, framed by the mature trees that envelop the development on two sides. Upstairs has been newly carpeted, with two comfortable double bedrooms, a surprisingly spacious single and a well-appointed bathroom completing the accommodation. There is resident permit parking available outside the development. Offered to the market chain-free, this is a fantastic opportunity for first-time buyers, investors or anyone looking to secure, spacious and centrally located home in the hugely popular Wanstead area.

Lease Information: 125 years from 2nd August 1982 (81 years currently remaining)
Service Charge: £1382.31 Per Annum
Ground Rent: £10 Per Annum
EPC Rating: C71
Council Tax Band: C

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

Kitchen
12'4 x 7'2

Reception/Dining Room
15'4 x 12'11

Bedroom
16'5 x 9'4

Bedroom
13'0 x 8'5

Bedroom
9'10 x 6'8