



## Wellington Road, Wanstead

£480,000 Leasehold

- Two bedrooms
- Spacious sitting room
- Sash windows
- Close to High Street
- Modern bathroom
- Seperate kitchen
- Split level apartment
- Convenient for Central Line Stations

*Petty Son & Prestwich are delighted to offer this two bedroom split level apartment which occupies the upper floors of this attractive Victorian Building. Located off the High Street the apartment is just a short stroll to Christchurch Green, Shops, bars, restaurants and two Central Line Stations.*

On approach one is immediately impressed by the brick fronted façade and character of the Victorian building. The apartment is set over the first and second floors giving the feeling of light, airy space. The entrance hallway with carved spindle balustrading has a handy storage cupboard and serves an elegant, spacious sitting room, flooded by natural light through two large sash windows. The feature fireplace with log burner gives the room a welcoming, cosy feel. The kitchen is fitted with a range of light wood cabinets complimented by tiled splash backs and a large sash window. On the second floor the landing offers further storage and two bedrooms, the master with fitted wardrobe. A fully tiled family bathroom with pretty floor tiling, white suite and school style radiator completes the accommodation. An internal viewing is advised to fully appreciate the space on offer inside this lovely apartment

EPC Rating: D59

Council Tax Band: B

Lease Information: 113 years currently remain (From and including 29.09.1982 and expiring on and including 8.03.2137)

Service Charge: £1,200 per annum (Reviewed annually)

Ground Rent: £100 per annum

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

Reception Room

15'1" x 14'12"

Kitchen

9'4" x 6'1"

Bedroom

14'8" x 9'7"

Bedroom

8'9" x 8'6"


## Wellington Road

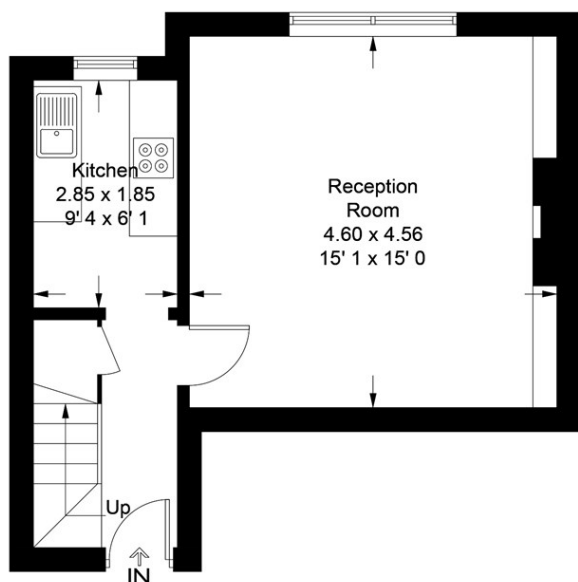
Approximate Gross Internal Area = 734 sq ft / 68.2 sq m  
(Excluding Reduced Headroom / Loft Eaves)

Reduced Headroom / Loft Eaves = 34 sq ft / 3.2 sq m

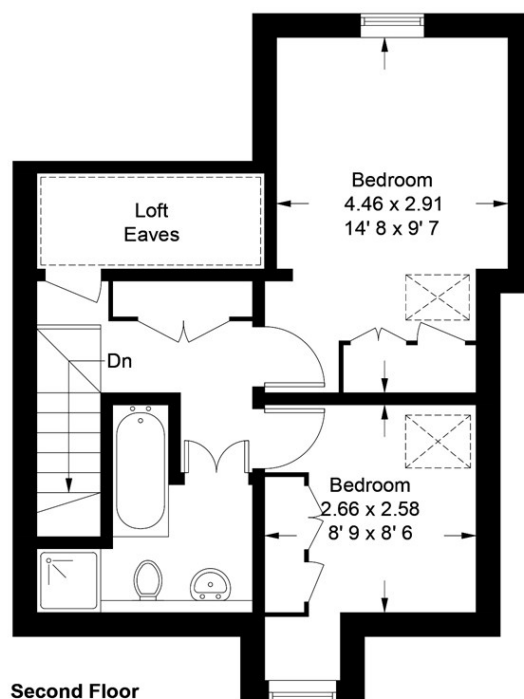
Total = 768 sq ft / 71.4 sq m



 = Reduced headroom below 1.5m / 5'0



**First Floor**  
363 sq ft / 33.7 sq m



**Second Floor**  
405 sq ft / 37.7 sq m  
(Including Reduced Headroom / Loft Eaves)

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice