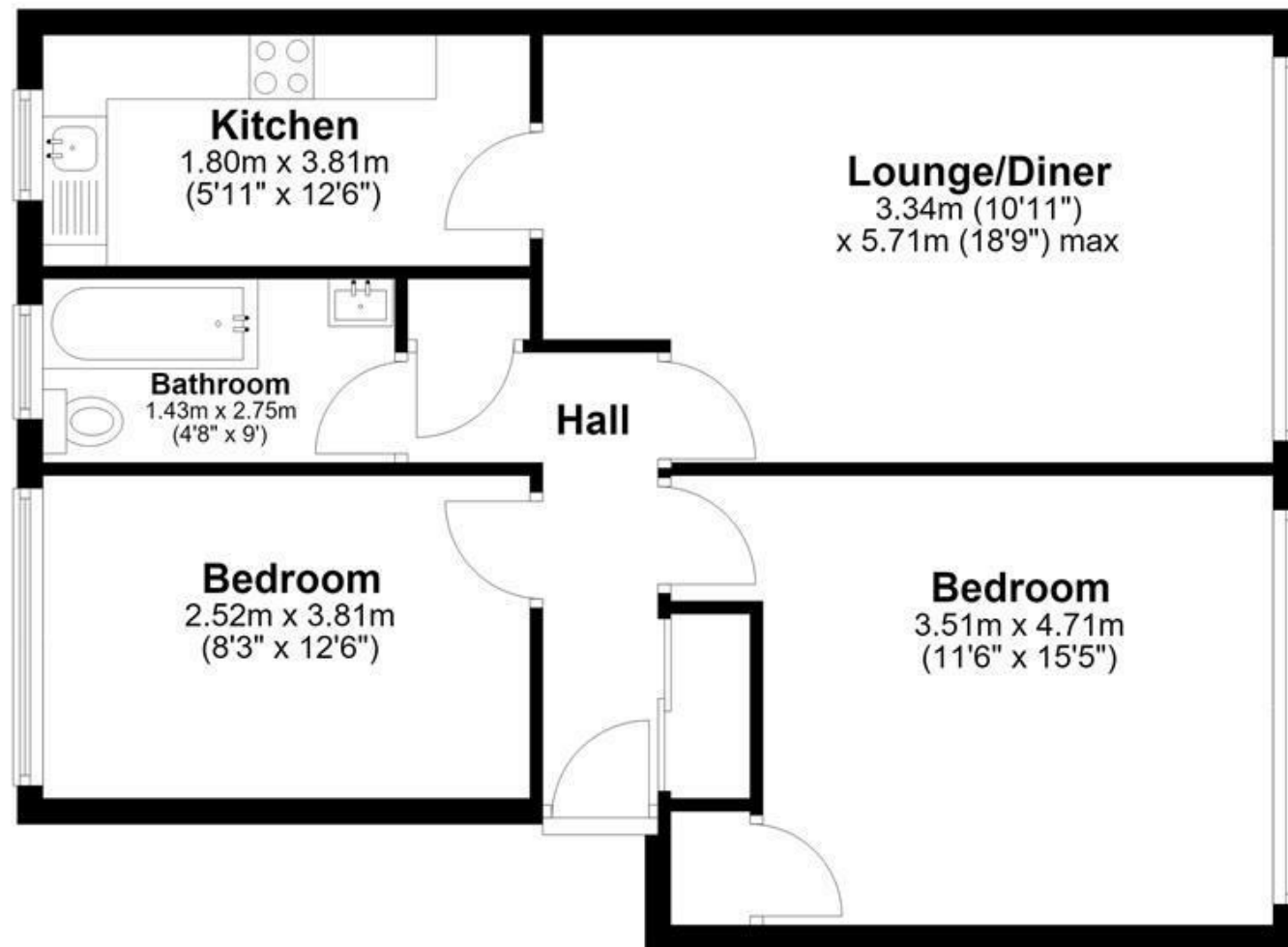


## Second Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 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.

## Nadir Court



## Nadir Court, Wanstead

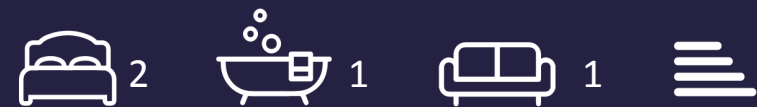
Asking Price £425,000 Leasehold - Share of Freehold

- Purpose built, two bedroom apartment
- Two spacious bedrooms
- Lounge/diner
- Private, underground parking space
- Lease in excess of 950 years
- Top (second) floor
- Beautifully presented
- Modern kitchen and bathroom
- External storage shed
- 0.3 Miles to Wanstead Central Line Station

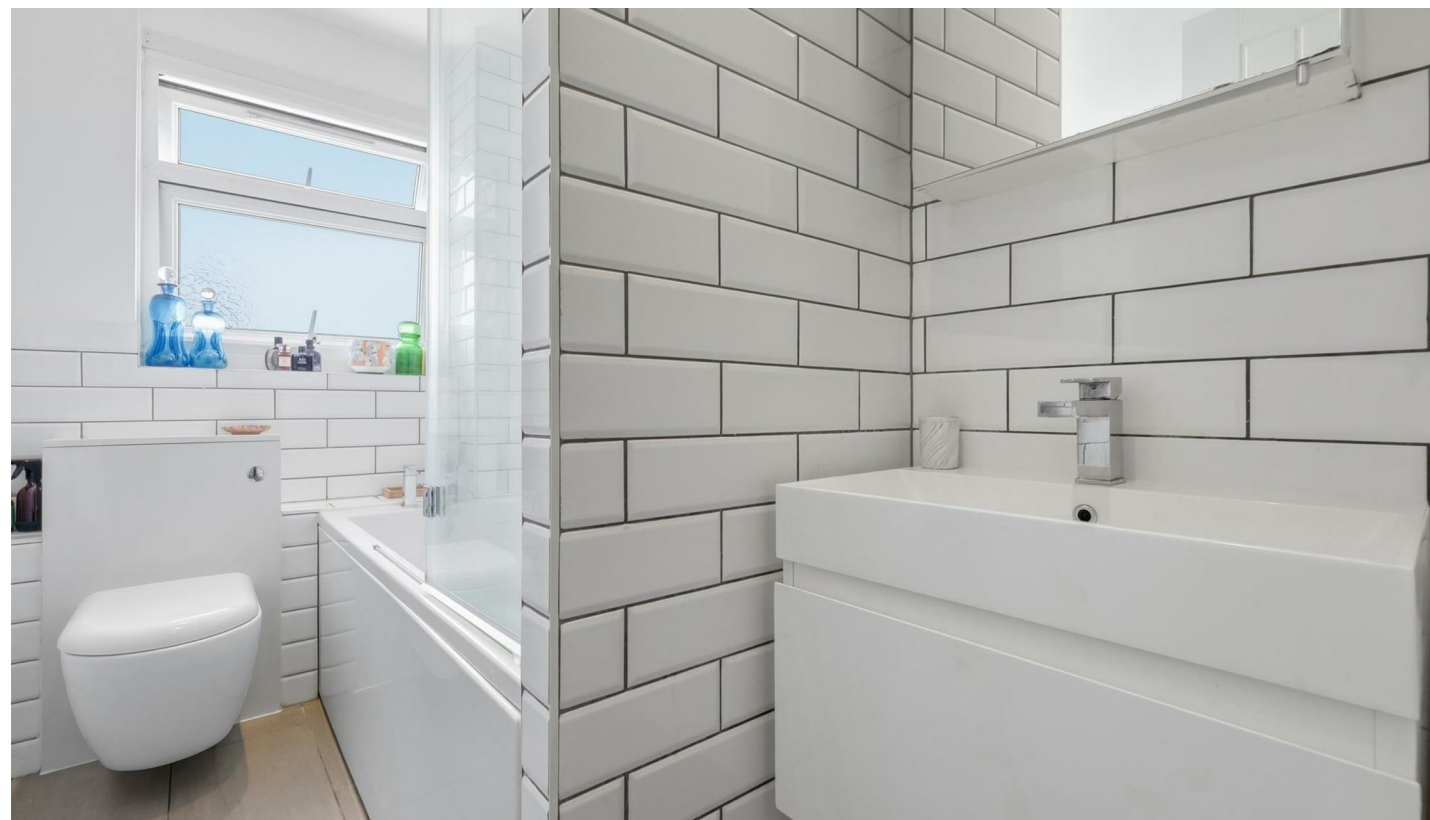


# Nadir Court, Wanstead

Petty Son & Prestwich are delighted to present this spacious two-bedroom, top-floor apartment, offering a Share of the Freehold and allocated, underground parking space.



Council Tax Band: C



Located just 0.3 miles from Wanstead Underground Station and Wanstead High Street, this spacious top-floor apartment is ideally placed for commuters and those looking to enjoy the area's excellent range of shops, cafés and restaurants.

**Bedroom**  
8'3" x 12'6"

Positioned at the top of Blake Hall Road, the property also benefits from a selection of local bus routes close by, providing convenient connections across the surrounding area. Beautifully presented throughout, the apartment offers generous, light-filled accommodation. The welcoming entrance hall features two spacious storage cupboards, while there are two well-proportioned bedrooms, including an exceptionally spacious principal bedroom.

he bright lounge/dining room enjoys an abundance of natural light through impressive floor-to-ceiling windows and opens seamlessly into the contemporary white gloss kitchen, creating an ideal space for both everyday living and entertaining. The stylish bathroom is fitted with a shower over the bath, a wall-hung WC, a vanity wash hand basin and attractive metro tiling finished with contrasting black grout.

Further benefits include an exceptionally long lease of over 900 years, a Share of the Freehold, secure underground parking, a lockable external storage cupboard and well-maintained communal gardens.

Lease Information: 999 years from 22nd November 1984 (957 years currently remain)  
Service Charge: £1800 per annum (reviewed annually)  
Ground Rent: Peppercorn  
EPC Rating: TBC  
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**  
10'11" x 18'9"

**Kitchen**  
5'11" x 12'6"

**Bedroom**  
11'6" x 15'5"