



Althorne Gardens, South Woodford

Asking Price £385,000 Leasehold

- Second floor apartment
- Two double bedrooms
- Spacious and bright throughout
- Contemporary kitchen & bathroom
- 0.5 Miles to Snaresbrook Station and Wanstead High Street
- Purpose built development
- Two private, covered balconies
- Large lounge/diner
- Communal parking

****SOLD BY PETTY SON & PRESTWICH**** *Petty Son & Prestwich are thrilled to offer this beautifully spacious, two double-bedroom second-floor apartment, offering not just one but two private balconies and an abundance of storage throughout.*

Perfectly positioned just 0.5 miles from Snaresbrook Underground Station, this home puts you within three quick stops of Westfield Stratford and under 20 minutes from Central London. Whether you're commuting, shopping, or heading out for dinner, you're never far from the action. For those who love local charm, Wanstead's buzzing High Street is just a short stroll away, offering independent cafes, boutiques, and more. Positioned on the doorstep of Epping Forest and the picturesque Snaresbrook Pond, there are also endless opportunities for scenic walks, weekend runs, and relaxing cycle routes all year round.

Upon entry, you are greeted by a generously sized entrance hallway, setting the tone for the space and style to come. Both double bedrooms are bright and inviting, featuring a cool, contemporary colour palette that makes winding down a breeze.

The separate, modern kitchen is fully fitted and boasts enough room for a breakfast table—plus access to a covered balcony with handy, integral storage cupboard, perfect for your morning coffee. The fully tiled bathroom continues the sleek, modern vibe of the home, offering a crisp and clean space to start or end your day. The spacious lounge/diner comfortably fits a corner sofa and dining table and opens onto a second covered balcony with lovely views of the green space to the front—a peaceful outlook to enjoy year-round. Add in excellent bus, cycle, and road links (including the M11, M25 and North Circular), and you've got a perfectly placed property that blends convenience with calm.

EPC Rating: C79
 Council Tax Band: C
 Service Charge: £1306 per annum (Reviewed annually)
 Ground Rent: £10 per annum
 Lease Length: 125 Years from 14th August 2000 (100 years currently remaining)

Reception/ Dining Room

15'1" x 10'11"

Kitchen

10'9" x 9'4"

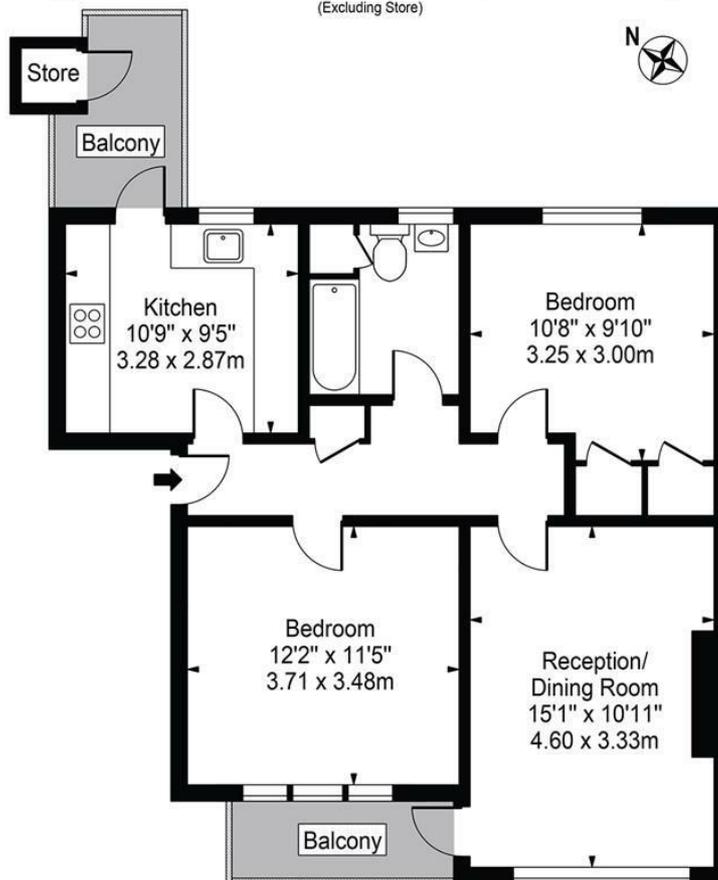
Bedroom

12'2" x 11'5"

Bedroom

10'7" x 9'10"

Althorne Gardens
 Approx. Gross Internal Area 684 Sq Ft - 63.55 Sq M
 (Excluding Store)



Second Floor

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.