



New Wanstead, Wanstead

Asking Price £450,000 Leasehold

- Well presented
- Garage
- 0.3 miles to Snaresbrook Underground Station
- Central Wanstead location
- Two double bedrooms
- Communal garden
- Split level maisonette

Positioned in Central Wanstead, Petty Son and Prestwich are pleased to offer for sale this spacious, well-presented split-level maisonette occupying the second and top floor of this well-maintained development.

Within a short walk of Snaresbrook and Wanstead stations (0.3 miles and 0.5 miles respectively), the flat is perfectly positioned for commuters, allowing you to be in Central London in under twenty minutes. Stepping into the home, the tiered living space gives a great sense of space. Whilst the large lounge/diner features a stunning box bay window that allows the light to flood in, whilst enjoying leafy views. The home features a contemporary kitchen, where the smart wood effect cabinets contrast beautifully against the white overhead cabinets, dark breakfast bar and white tiled floor. Practical as well as impressive, the fitted units also provide plenty of storage space, whilst the rest of the home features attractive wood flooring. Moving up to the first floor via the stairway, you can access the family bathroom and two double bedrooms, with the master benefitting from fitted wardrobes and a private balcony that looks over the well-kept communal gardens. The apartment also comes with a garage and an immaculately kept communal hallway.

EPC Rating: C71

Council Tax Band: C

Lease Information: 999 years from 29th September 1972 (946 years currently remain)

Service/Estate Charge: 1,672.76 per annum (Reviewed annually)

Ground Rent: £44 per annum

Reception/Dining Room

22'10" x 10'9"

Kitchen

13'5" x 6'2"

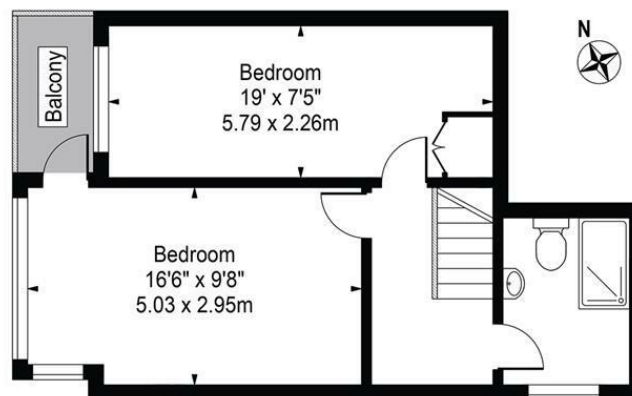
Bedroom

18'11" x 7'4"

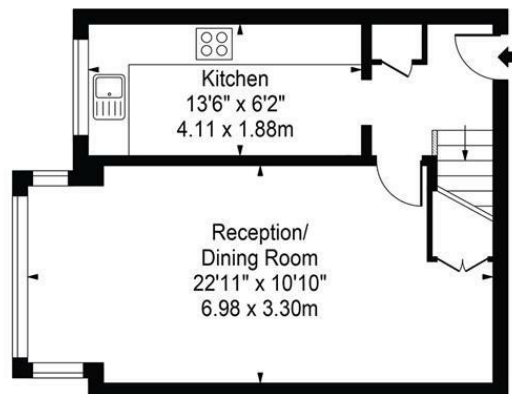
Bedroom

18'11" x 7'4"

Bourne Court
Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M



Third Floor



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.