



## St Davids Court, Grosvenor Road, Wanstead

£425,000 Leasehold

- Two bedrooms
- Spacious reception room
- Private lobby
- Resident's parking
- 0.1 miles from Wanstead High Street
- Ground floor apartment
- Contemporary bathroom
- Communal gardens
- No onward chain
- Garage

*Tucked away just off Wanstead High Street, on the tree-lined Grosvenor Road, renowned for its grand period homes, this spacious two-bedroom apartment offers the perfect blend of peace and proximity.*

Just 0.1 miles from the vibrant Wanstead High Street, you'll have boutique shops, artisan cafés, bars and restaurants right on your doorstep. Both Wanstead and Sharnbrook Central Line stations are just a short stroll away, making your daily commute or spontaneous trips into the city a breeze.

Conveniently positioned on the ground floor access is ideal for those big shopping trips or simply easy living and once inside you're welcomed by a generous entrance lobby, providing additional security to the property.

Via the internal front door, the space flows seamlessly from the hallway into a bright and airy lounge with large windows, a feature found throughout the apartment, that floods the interior with natural light. There's also ample room for a large dining set and sofa suite.

The separate kitchen is bright, modern and well-planned featuring a clever 'U' shaped design, maximising both worktop and cupboard space.

Two bedrooms and a contemporary bathroom with large window complete the accommodation.

Externally there are beautifully kept communal gardens and residents' parking on site. The property is offered for sale with no onward chain and a garage.

Lease Information: 125 years from 19th November 1990 (90 years currently remain)

An additional 90 years will be added onto the lease upon completion.

Service Charge: £1591 per annum (reviewed annually)

Ground Rent: £10 per annum

EPC Rating: D60

Council Tax Band: C

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

Reception/Dining Room

16'8" x 11'4"

Kitchen

11'10" x 7'9"

Bedroom

12'7" x 10'5"

Bedroom

8'11" x 7'1"