

Rayne Court, South Woodford

£315,000 Leasehold

- Second floor apartment
- Surrounded by greenery
- Spacious lounge/diner
- Private balcony
- Will be sold with an extended lease upon completion
- One double bedroom
- 0.3 Miles from Snaresbrook Station
- Separate kitchen
- Fully tiled bathroom

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Petty Son & Prestwich are pleased to offer for sale this stylish second-floor, one double bedroom apartment, perfectly positioned just 0.3 miles from Snaresbrook Underground Station, with quick access to Stratford International and the City in just a few stops.



Council Tax Band: B

This purpose built apartment offers the best of both worlds—effortless city connectivity and peaceful, green surroundings. A private rear balcony enjoys stunning views over open green space, or take a short stroll to Epping Forest for scenic walking and cycling routes. Wanstead's vibrant High Street, with its quirky bars, independent shops, and cosy cafés, is also just around the corner.

Inside this spacious apartment, you'll find a generous lounge/diner that offers ample room for both a cosy seating area and a dining space—ideal for hosting friends or relaxing in style. The private balcony, accessed through the well-proportioned separate kitchen, provides the perfect setting to unwind with a glass of wine and enjoy the stunning views. The kitchen itself is thoughtfully designed, with units running along both sides of the room, offering plenty of storage and a great flow for meal prep.

The spacious double bedroom comfortably fits a full run of wardrobes, along with a double bedroom suite and is serviced by a fully tiled bathroom, complete with a shower over the bath. With the added benefit of a lease that will have an additional 90 years added upon completion, this property offers peace of mind for years to come.

EPC Rating: C77

Council Tax Band: B

Lease Information: 125 years from 6th December 1982 (82 years currently remain but an additional 90 years will be added to this term upon completion)

Service Charges: £852.00 per annum (Reviewed Annually)

Ground Rent: £10 Per annum

Living/Dining Room

13'5 x 12'5

Kitchen

9'5 x 9'0

Bedroom

12'5 x 10'11