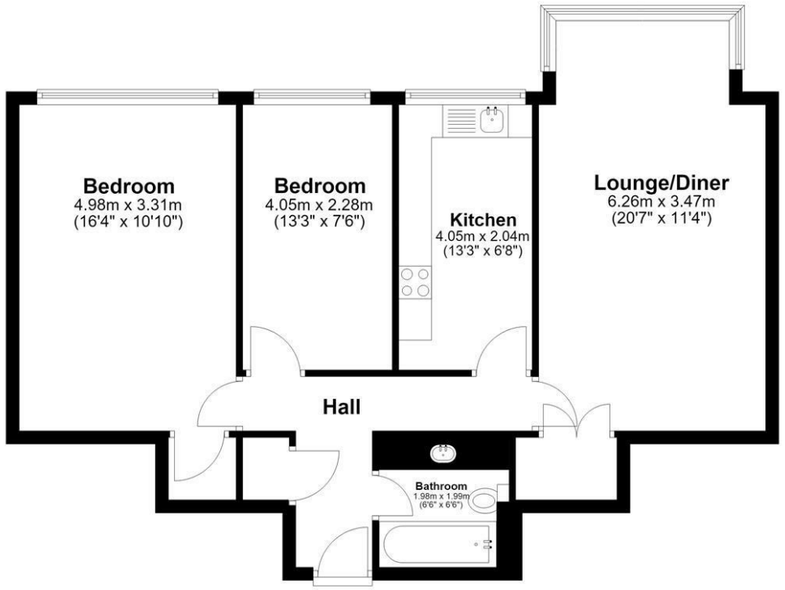
Second Floor

Approx. 70.7 sq. metres (761.0 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 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.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Selworthy Close

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk









Selworthy Close, Wanstead

Asking Price £415,000 Leasehold

- Second (top) floor apartment
- Spacious lounge/diner 20’7 in length
- Garage en-bloc
- Chain free
- Two large double bedrooms
- Separate modern kitchen
- 0.2 miles to Snaresbrook Underground Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Selworthy Close, Wanstead

SOLD BY PETTY SON & PRESTWICH Boasting two generous double bedrooms, a 20’7 lounge/diner and a private garage en-bloc, this well-proportioned apartment is situated in a cul-de-sac just 0.2 miles from Snaresbrook Central Line Station and Wanstead High Street.

2 1 1 C Council Tax Band: C







SOLD BY PETTY SON & PRESTWICH The spacious entrance hallway provides a welcoming first impression, with two deep storage cupboards offering useful space for coats, shoes and household essentials. Alongside this, a contemporary fitted kitchen provides plenty of worktop and storage space and is conveniently positioned separately from the main living accommodation.

At the heart of the property is an impressive 20’7 lounge/diner, easily accommodating both a comfortable seating area and dining table. Two good-sized double bedrooms are complemented by a modern bathroom with bath and overhead shower, while the overall layout offers well-balanced and practical living space.

Further benefits include a lease of over 900 years, private garage en-bloc and the property being offered for sale chain free.
Lease Information: 999 years from 29th September 1972 (944 years currently remain)
Service charge: £2131.68 approx per annum (reviewed annually)
Ground Rent: £66 per annum
Additional Estate Charge: £558.92 per annum (Reviewed annually)
EPC Rating: C70
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
20'6" x 11'5"

Kitchen
13'3" x 6'8"

Bedroom
16'4" x 10'10"

Bedroom
13'3" x 7'6"