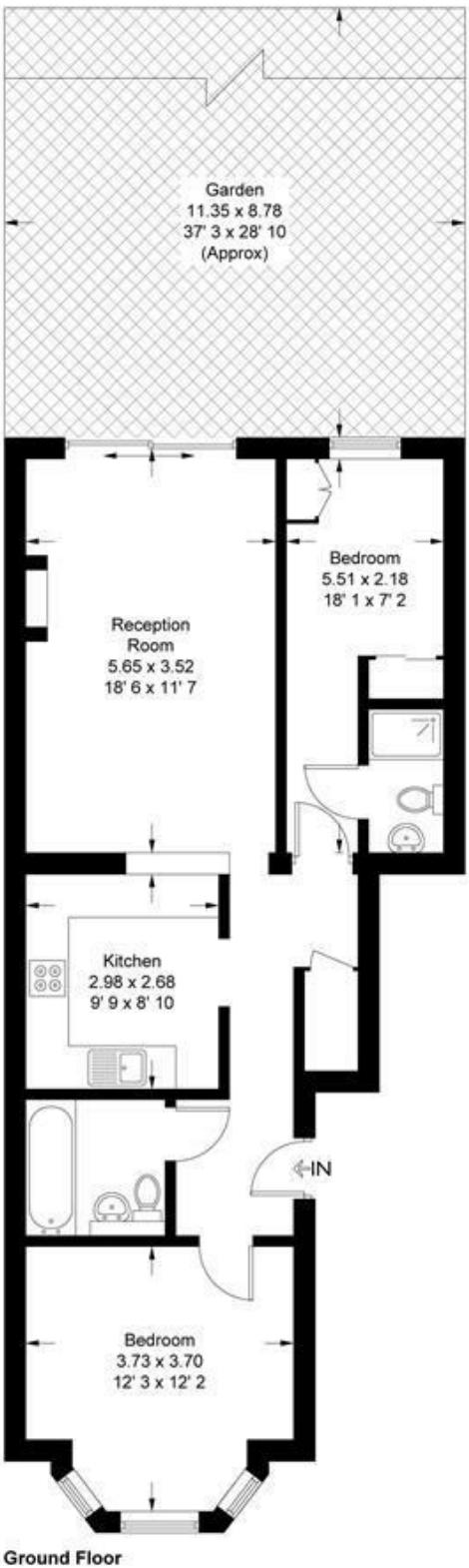


## Sylvan Road

Approximate Gross Internal Area = 735 sq ft / 68.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Sylvan Road, Wanstead

Asking Price £525,000 Leasehold - Share of Freehold

- Ground floor conversion
- Stunning bathroom
- Large lounge/diner
- 0.3 miles to Snaresbrook Underground Station
- Two bedrooms
- Ensuite shower room
- Private Garden

# Sylvan Road, Wanstead

**\*SOLD BY PETTY SON & PRESTWICH\*** Located in Central Wanstead featuring a spacious private garden and in excellent condition throughout, Petty Son & Prestwich are delighted to offer for sale this large, two-bedroom ground floor apartment.



Council Tax Band: C



Located in a sought after residential turning just 0.2 miles from Snaresbrook Central Line station and Wanstead's vibrant High Street, Sylvan Road is known for its proximity to the local amenities. As well as the Central Line Station, excellent transport links include local bus routes and easy road links to the M11, M25 and North Circular.

This impressive conversion forms part of an attractive, detached, double fronted building featuring four large bay windows plus the original tiled porch. The apartment is located on the ground floor and all of the rooms are set off the hallway giving the immediate feeling of space. The first bedroom is situated at the front of property and features a beautiful bay window, whilst the second bedroom is at the rear and benefits from a modern en-suite shower room.

The kitchen is an elegant mix of cream fitted cabinets complemented with a black speckled worktop. Ensuring the cook doesn't miss out of the conversation, the wall has been partly opened in the kitchen to create a social 'open plan feel' between the kitchen and the lounge. The lounge/diner is over 18 feet in length, allowing the space to easily accommodate a dining table and still create a spacious lounge area.

From the lounge patio doors lead directly into your own private garden, which is a leafy, low maintenance oasis of trees, shrubs, and grass.

EPC Rating: C69

Council Tax Band: C

Lease Information: 150 years from 1 June 1991 (118 years currently remain)

Service Charge: N/A

Ground Rent: N/A

## RECEPTION ROOM

18'6" x 11'7"

## KITCHEN

9'9" x 8'10"

## BEDROOM

12'3" x 12'2"

## BEDROOM

18'1" x 7'2"