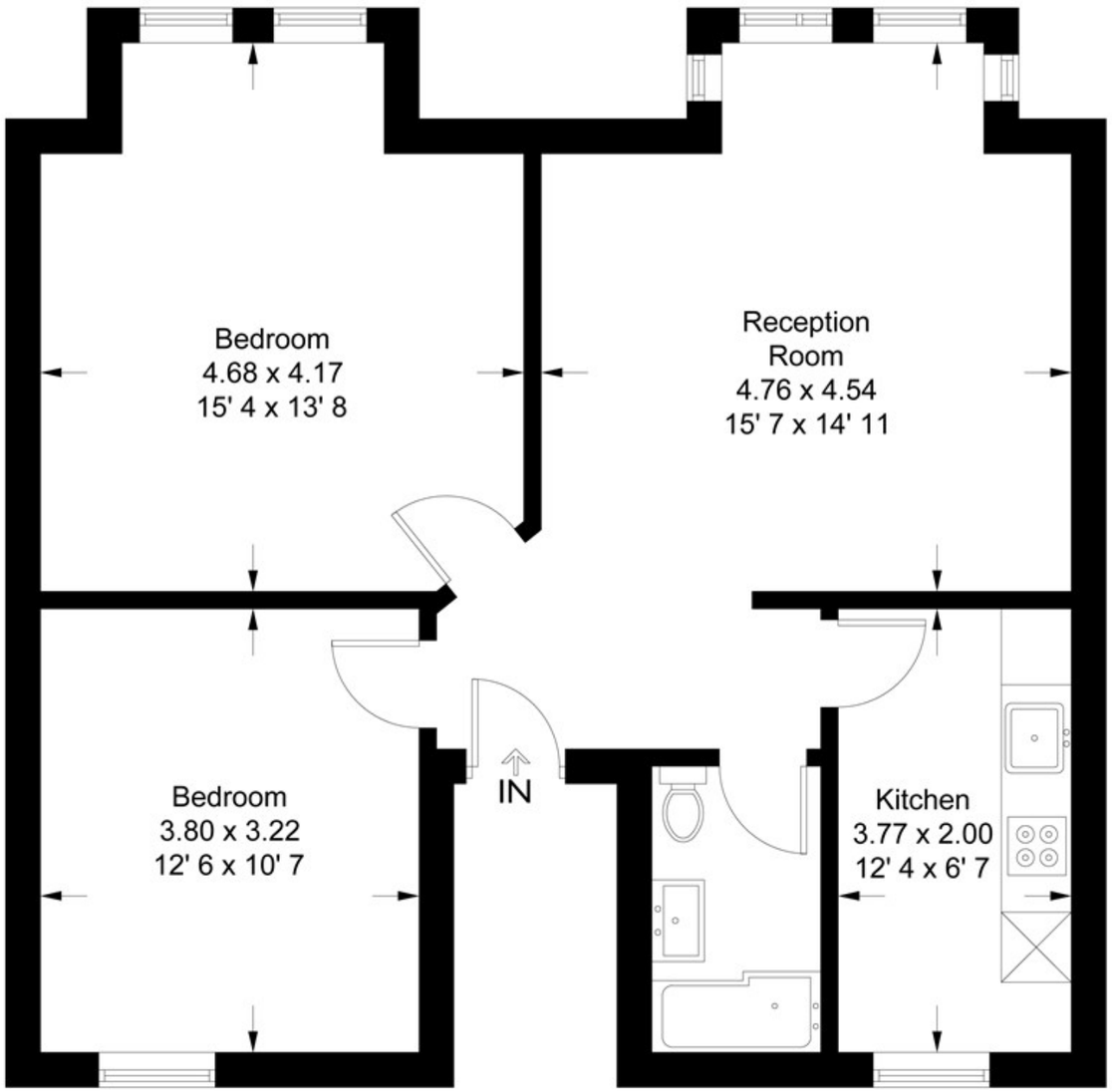
Selsdon Road

Approximate Gross Internal Area = 724 sq ft / 67.3 sq m



First Floor

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.

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Selsdon Road, Wanstead

Offers In Excess Of £300,000 Leasehold

- 0.4 Miles to Wanstead Central Line Station
- Two double bedrooms
- Well-presented throughout
- Lease of 73 years
- Period conversion
- Spacious lounge/diner
- High ceilings

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Selsdon Road, Wanstead

Occupying the first floor of an attractive Victorian, double fronted house, this large two bedroom apartment offers generously proportioned rooms just 0.4 Miles from Wanstead Station and High Street.

2 | 1 | 1 | D | Council Tax Band: B





Positioned on the characterful Selsdon Road, a no-through road just 0.4 miles from Wanstead Station and High Street, sits this beautiful, two double bedroom first floor Victorian conversion.

Stepping into a central entrance hall, a fresh white colour palette that runs throughout the home creates a crisp, contemporary feel throughout and helps to accentuate the property's naturally high ceilings. Offering plenty of room for a lounge and dining set, the spacious living/dining room features a striking exposed brick chimney breast, wooden flooring and large bay window. Conveniently located opposite the dining space, the separate kitchen offers a run of units including integrated ovens and a large butler sink whilst the opposite side, currently occupied by a run of freestanding units, could be fitted with further units, a breakfast bar left open to allow for a greater feeling of space. There are two double bedrooms with period style radiators, ideal for friends or family members looking to buy together or as an ideal investment opportunity. There is also a contemporary bathroom with L shaped bath and shower overhead.

Lease Information: 99 years from 29th September 2000 (73 YEARS CURRENTLY REMAIN)

Service Charge: Approx. £600.00 per annum
Ground Rent: £300.00 per annum
EPC RATING: D56
Council Tax Band: B

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
15'7" x 14'11"

Kitchen
12'4" x 6'7"

Bedroom
15'4" x 13'8"

Bedroom
12'6" x 10'7"