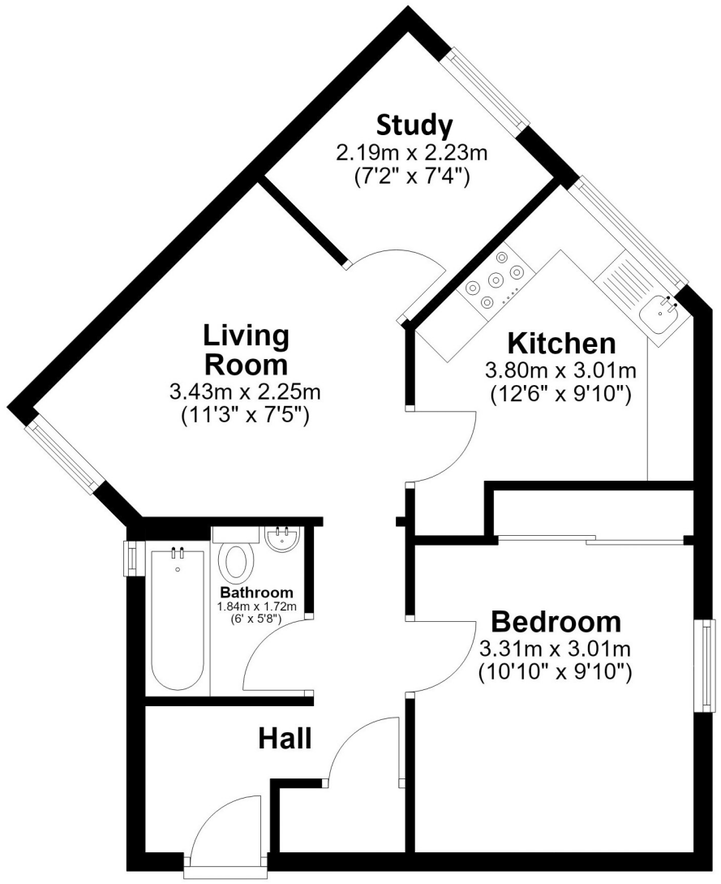
Second Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 45.0 sq. metres (484.8 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.
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Plan produced using PlanUp.

St Gabriels Close









St. Gabriel's Close, Wanstead

Asking Price £285,000 Leasehold

- Second floor apartment
- Quiet cul-de-sac location
- Fully tiled bathroom
- Kitchen with breakfast bar
- Surrounded by open green space
- Well-presented throughout
- One double bedroom
- Space for home office
- On road parking

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St. Gabriel's Close, Wanstead

Set within a peaceful cul-de-sac, this well-presented top-floor one-bedroom apartment is an excellent opportunity for first-time buyers and buy-to-let investors alike.

1 | 1 | 1 | C | Council Tax Band: C







Ideally positioned moments from the green open spaces of Wanstead Park and Wanstead Flats, the property offers a great balance of outdoor space and convenient transport links. The property is also conveniently located close to Aldersbrook Primary School, making it an appealing option for those seeking proximity to local schooling. Regular bus services provide easy access to several nearby stations, including Wanstead Underground Station, approximately 1.4 miles away. Manor Park and Forest Gate stations, both served by the Elizabeth Line, are also within reach, offering swift connections to Stratford, Liverpool Street and beyond. Wanstead High Street is just a short bus or cycle ride through the park, boasting a fantastic selection of independent cafés, restaurants, boutiques and local shops. Alternatively, Leytonstone High Road and Woodgrange Road in Forest Gate offer a diverse range of eateries, supermarkets and everyday amenities. Situated on the second (top) floor, the apartment benefits from having no neighbours above, helping to minimise noise. Internally, the accommodation is well presented throughout and comprises an entrance hall with useful storage cupboard and the added benefit of underfloor heating, a double bedroom with fitted double wardrobe, a fully tiled bathroom and a contemporary kitchen featuring space for a large range cooker, a breakfast bar and a window providing natural ventilation. The original dual-aspect reception room has been partitioned to create an additional room, currently utilised as a bedroom, but could equally lend itself to a dedicated home office or be removed to restore a more spacious lounge/diner. There is on-road parking within the cul-de-sac.

Lease Information: 125 years from 30th April 2018 (116 years currently remain)
Service Charge: £2100 per annum (reviewed annually)
Ground Rent: £10 per annum
EPC Rating: C76
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Kitchen
12'6 x 9'10

Bedroom
10'10 x 9'10

Study
7'2 x 7'4

Bathroom
6 x 5'8

Living Room
11'3 x 7'5