Cann Hall Road, Wanstead Flats, E11
£180,000 – Leasehold

1 bedroom, 1 Bathroom

Preliminary Details

***GUIDE PRICE £180,000 – £195,000*** Situated within this substantial period building can be found this one bedroom basement starter home perfect for first time buyers and buy to let investors. Accommodation comprises communal entrance, reception, modern kitchen, double bedroom, bathroom, off street parking and private courtyard to rear. Set within a short distance of Wanstead Flats and nearby to Leyton, Leytonstone and Maryland station the property is an excellent purchase for the professional commuters looking for easy access to the city. Living in Leytonstone isn’t all about drinking and eating; there are also plenty of green spaces to do some exercises or perhaps take the dog for a walk. Throughout the year, the playing fields are home to many of East London’s amateur footballers, model flying clubs, horse riders, cyclists and picnicking families. Stretched between Leytonstone and neighbouring Wanstead and Forest Gate, the playing fields regularly have a 5km weekly park run for runners; with a fantastic socialising opportunity to meet and talk to other locals. Located close to Wanstead flats with its range of cafes, shops and restaurants and also just a short walk to Leytonstone High Road, Leytonstone Central Line or Maryland station put Liverpool Street within a 15 minute train ride, even closer is the Westfield Shopping Centre and the Queen Elizabeth Olympic Park.

Key Features

- One Bedroom Basement Flat
- Vacant possession
- Small private courtyard
- *Video tour available by request*
- Buy to Let investment
- Off street parking
- Great First Time Purchase
- Close to Wanstead Flats
Area Overview

Nearest Stations

- Leytonstone High Road (0.5M)
- Wanstead Park (0.6M)
- Forest Gate (0.7M)
Tenure Information

Lease: 91 Years Remaining
Service Charge: £853.12 Annually
Ground Rent: £200.00 Annually

Energy Efficiency Rating & Environmental Impact (CO₂) Rating

Council Tax Bands

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<th>Council</th>
<th>Band A</th>
<th>Band B</th>
<th>Band C</th>
<th>Band D</th>
<th>Band E</th>
<th>Band F</th>
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<td>£ 1,077</td>
<td>£ 1,256</td>
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<td>£ 1,615</td>
<td>£ 1,974</td>
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<td>£ 1,060</td>
<td>£ 1,246</td>
<td>£ 1,401</td>
<td>£ 1,713</td>
<td>£ 2,024</td>
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Disclaimer

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Mora Restaurant

Mora is a family-run Italian restaurant based in Leytonstone, East London, specialising in Sardinian cuisine. Owned by husband and wife team Carlo and Silvia, it commands five-star ratings across the board and is a healthy competitor to the self-consciously trendier likes of Trullo and Polpo. We couldn't wait to swing by to try it for ourselves. I have fond memories of Sardinia. This is mainly due ...

Theatre of Wine

Need a bottle of wine for a dinner or just fancy an evening out Then why not head to Leytonstones Theatre of Wine Opening their first Theatre of Wine in Greenwich in 2002, and now having three across the Capital, wine tasting is at the heart of this quirky wine shops business model. So we headed down to the Leytonstone branch to try it out! Given a glass to start us off as soon as we walked through ...

Corner Kitchen

Pizza and a beer after a busy day in the office Don't mind if we do... and we've found the perfect spot! As you leave Forest Gate station, Corner Kitchen sits just across the road. A welcoming space, with the walls lined with local art and plants, you can sit on this floor for a bar feel or head downstairs for the restaurant. If the suns shining, head out back and see if you can snag a table in the b...

Pause Studio

Escaping the hectic nature of everyday London life is hard. The commute to work, the social engagements and the chaos of the office leave little in the way of me time so its important to carve this out in your calendar. Leyton locals are given an easy option, with the fantastic Pause Studio right on the doorstep. Offering yoga, pilates and barre to local residents, Pause Studio offer a tranquil esc...