



TOTAL FLOOR AREA: 775sq.ft. (72.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepack C2024

Council: Redbridge | Council Tax Band: C | Floor Area: 775.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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# Queenswood Gardens, Wanstead, E11 3SG

## £350,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**





**\*\* No chain - Available to view immediately by appointment \*\***

Being sold with the added benefit of no onward chain, Churchill estates are pleased to bring to market this bright and spacious two double bedroom split level apartment located on the second and third floor of this purpose built development.

Situated in a quiet residential turning, the property presents a fantastic modernisation opportunity and has the ideal corner position in the block whilst featuring well-proportioned accommodation throughout. Comprising a spacious dual aspect lounge / diner, generous kitchen with ample base and wall units, two large double bedrooms, family sized three piece bathroom and ample storage cupboards throughout.

Further benefiting from a newly extended lease of 135 years remaining, communal parking, garage en bloc, entry phone security system and well-tended communal gardens.

For more information or to arrange an appointment to view, please call the office at your earliest convenience.

Lease Term: 135 years | Service Charge: £1,560 per annum | Council Tax band C

