

FIRST FLOOR



TOTAL FLOOR AREA: 495sq ft (46.0 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. They are not intended to be used for the calculation of planning permissions or building regulations. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 495.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.



**CHURCHILL**  
estates

Cann Hall Road, Leytonstone, E11 3NJ  
Guide Price £350,000 Leasehold

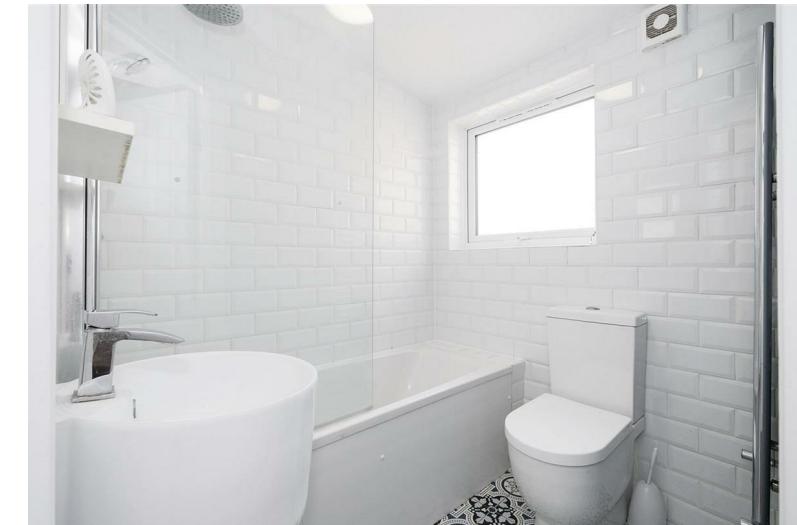
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



**CHURCHILL**  
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Request a Viewing: **020 8989 0011**

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



\*\* Guide Price £350,000 - £375,000 | Chain free & available to view immediately by appointment \*\*

Churchill estates are delighted to bring to the market this well presented two bedroom conversion located on the first floor and being sold with the added benefit of no chain.

This property comprises a bright front reception, separate modern fitted kitchen, fully tiled three piece bathroom, a good size double bedroom and additional single bedroom.

Further benefiting from double glazing throughout, gas central heating, long lease in excess of 130 years remaining and being located within close proximity to both Leytonstone Central line station and High Road (0.7 miles), offering a variety of amenities including popular bars, restaurants, a short walk to the vast open green spaces of Wanstead Flats and the popular Westfield shopping centre being nearby (1.5 miles).

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

Council Tax band B