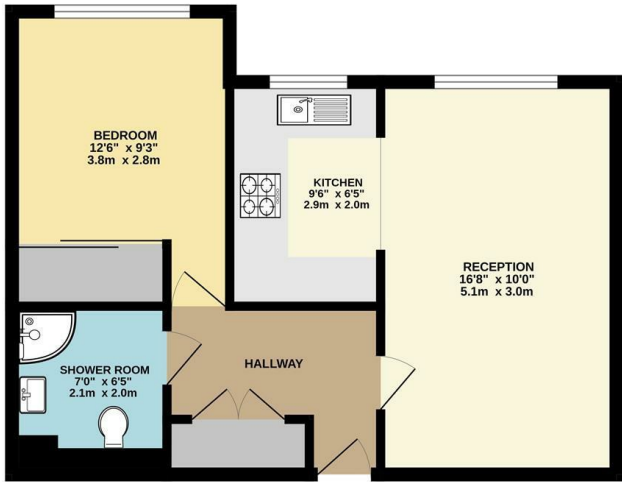




FIRST FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 452sq.ft. (42.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, wall, ceiling, doors and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any other purpose. The actual figures and appearance may vary and no liability is accepted for any errors or omissions. Made with Metaphor 2024



**CHURCHILL**  
estates

Westminster Court, Wanstead, E11 2UB  
£235,000 Leasehold

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

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.

**CHURCHILL**  
estates



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**





**\*\* No chain - Available to view immediately by appointment \*\*** Churchill estates are delighted to offer for sale this bright and spacious one bedroom apartment, situated on the first floor of this popular retirement development.

Being sold with the added benefit of no onward chain and exclusively available to those aged 60 years and above. This property comprises a generous size lounge/dining room leading into a contemporary and well equipped fitted kitchen with integrated appliances and ample worktop space, modern three-piece shower room, spacious double bedroom with built in wardrobes and a substantial storage cupboard in the hallway.

This warden assisted development offers many facilities including a helpful on site resident manager, emergency 24 hour Careline system for out of hour assistance, lift service, entry phone security, guest suite which can be booked for visiting family members, spacious communal lounge and beautifully tended communal garden, laundry room, hair salon and is perfectly located within very close proximity to Wanstead High Street (0.1 miles).

For further information or to arrange a viewing, please contact the office at your convenience.

