

TOTAL FLOOR AREA : 624sq.ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 G2025

Council: Redbridge | Council Tax Band: C | Floor Area: 624.00 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 3SE

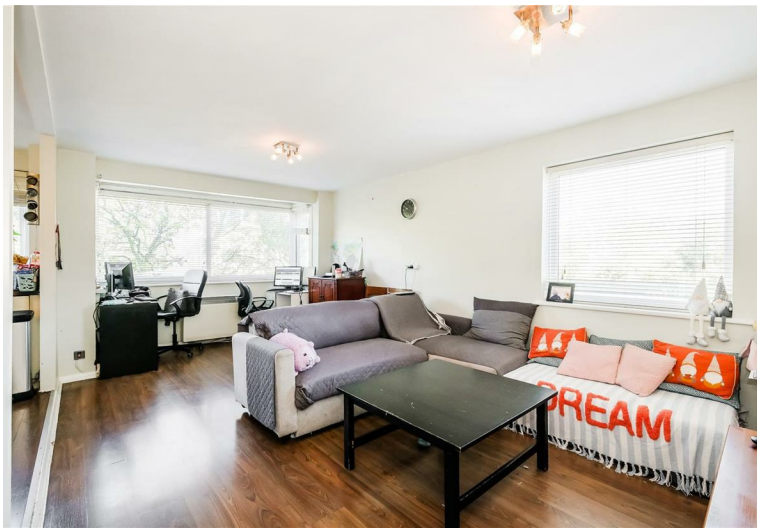
£355,000 Leasehold - Share of Freehold

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



Request a Viewing: **020 8989 0011**

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



Churchill Estates are pleased to offer on a Chain Free basis, this spacious and well maintained two double bedroom apartment located on the first floor of this highly sought-after purpose-built development.

Situated in a quiet residential turning, the property boasts a sizeable living space, generous contemporary fitted kitchen, two large double bedrooms, a fully tiled three-piece bathroom suite and plenty of storage cupboards throughout.

Further benefits include, an entry phone system, well-tended communal gardens, double glazing, communal parking and a Share of Freehold with a long lease of 945 years remaining.

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

Lease Term Remaining: 945 years
Service Charge: £1,100 Per Annum
Council Tax Band: C