



FIRST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA - 446 sq.ft. (41.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for information only and should be used as a guide only. The agent does not warrant the accuracy of the floor plan and no guarantee is given as to their accuracy or efficiency can be given. Make well informed choice.

Council: Redbridge | Council Tax Band: B | Floor Area: 446.00 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.



Gardner Close, Wanstead, E11 2HW
Offers In Excess Of £300,000 Leasehold

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



Request a Viewing: **020 8989 0011**

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



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

Churchill estates are pleased to present for sale this spacious one bedroom apartment, located on the first floor of this purpose built development.

Ideally positioned just moments away from Wanstead Central Line station (0.2 miles) and the ever popular Wanstead High Street with an array of local cafes, restaurants and bars only a short walk from your doorstep. Being offered on a chain free basis, this property is in fantastic condition and comprises of a spacious lounge with room for a dining table, modern fitted kitchen with integrated appliances along with a range of base and wall units, three piece bathroom and a generously sized double bedroom with fitted wardrobes.

Further benefits include entry phone system, double glazing, communal gardens, external storage, additional storage cupboards throughout the property and gas central heating.

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

Council Tax band B
Lease remaining - 98 years
Service charge - £965 per annum
Ground rent - £10 per annum

