

Council: Redbridge | Council Tax Band: D | Floor Area: 657.00 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	73	78
(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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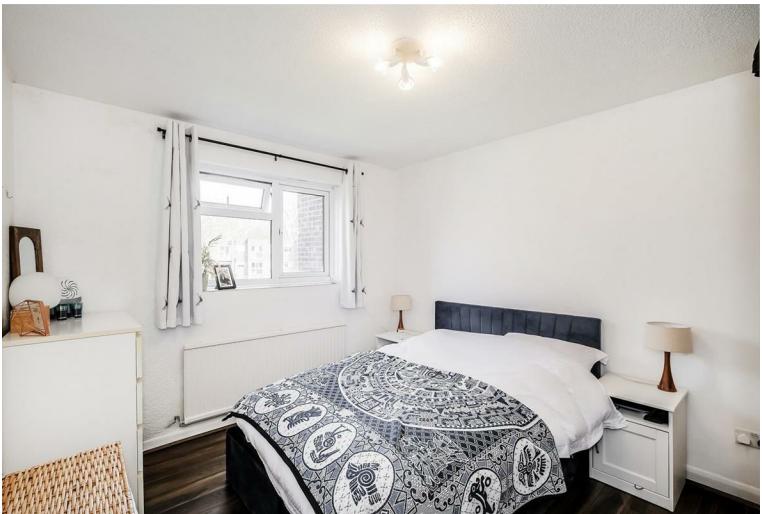
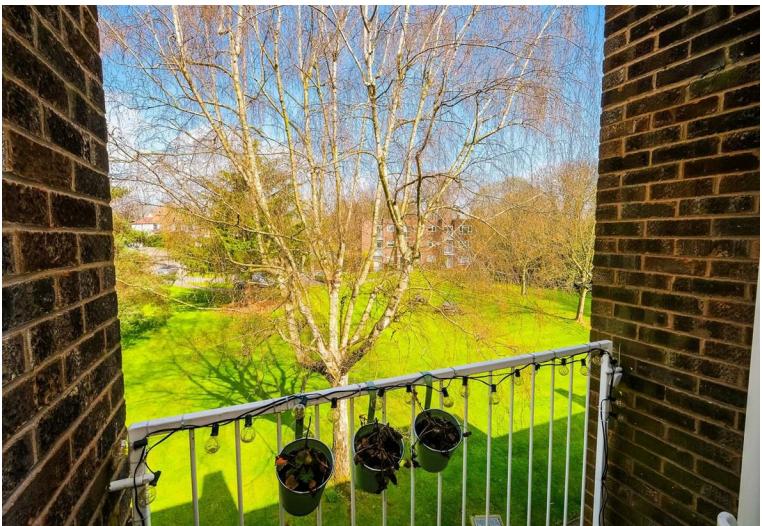
Malcolm Way, Snaresbrook, E11 1PW
Offers In Excess Of £400,000 Leasehold

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



Request a Viewing: **020 8989 0011**

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



** Chain free – Available to view immediately by appointment **

Churchill estates are proud to bring to the market this well presented two double bedroom apartment, located on the top floor of this purpose-built development and being offered with the additional benefit of no onward chain.

The property comprises a spacious lounge/diner with access to your own private balcony that boasts beautiful views of the surrounding communal grounds, modern fitted kitchen with ample base and wall units, two good size double bedrooms, fully tiled three-piece bathroom and two useful storage cupboards in the hallway.

Further benefits include a long lease in excess of 160 years remaining, garage en bloc, entry phone security system, resident parking, double glazing and gas central heating throughout.

Ideally nestled within a quiet cul-de-sac, surrounded by open green spaces and also benefitting from a pedestrian path making both Wanstead High Street along with all it's popular local amenities and Snarestone Central line station less than a four minute walk away. This provides easy access to both Westfield shopping centre and Stratford station offering great connecting links for commuting across London.

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

Lease remaining: 163 years
Service Charge: £160 per month
Ground rent: We have been advised there is no ground rent