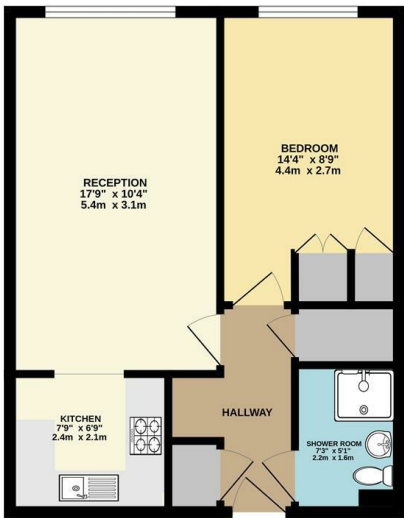




SECOND FLOOR



TOTAL FLOOR AREA: 506sq.ft. (47.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, spaces and appliances shown here are not intended to be a guarantee as to their operation or efficiency can be given.  
Drawn and designed by CH24

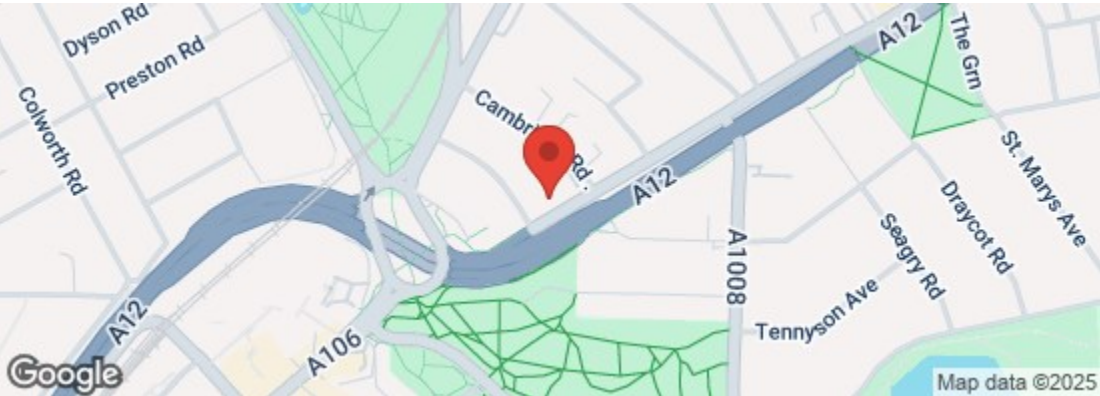
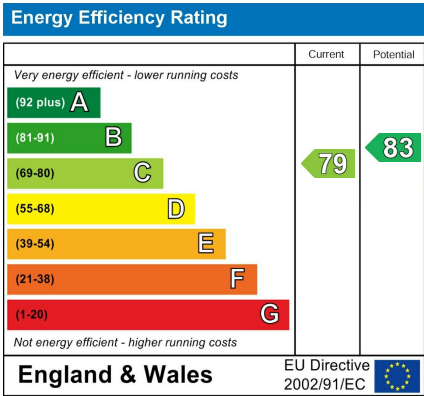


**CHURCHILL**  
estates

Council: Redbridge | Council Tax Band: B | Floor Area: 506.00 sq ft

Ennerdale Court, Wanstead, E11 2UA  
£215,000 Leasehold

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



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**





**\*\* Chain free - Retirement development available for residents aged 55 & above \*\***

Churchill estates are pleased to offer for sale on a chain free basis this one double bedroom apartment situated on the second floor of the ever popular Ennerdale Court, which is available exclusively for residents aged 55 and above.

This purpose built retirement apartment comprises a generously sized lounge / dining room leading into a fully fitted kitchen with ample storage, generous double bedroom with fitted wardrobes, modern fitted bathroom with walk in shower and entrance hall with storage cupboards.

This warden assisted flat offers many facilities including well maintained communal gardens, an on site resident manager, communal and visitor parking, lift service, communal lounge, secure entry phone system, laundry room, guest suite which can be booked for visiting family members and a 24 hour car line for out of hours assistance should it be required.

Furthermore, this apartment is perfectly located within very close proximity to Wanstead Central Line Station (0.4 miles), along with an array of local amenities on Wanstead High Street (0.5 miles) including its many boutique shops, cafes, bars and restaurants.

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

Council Tax band - B | Lease term: 86 years | Service charge & ground rent combined: £2,669.19 per annum