



TOTAL FLOOR AREA : 355sq.ft. (33.0 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.
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Council: Redbridge | Council Tax Band: C | Floor Area: 355.00 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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Alders Close, Wanstead, E11 3RZ
Offers In The Region Of £245,000 Leasehold

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



Request a Viewing: 020 8989 0011

Email: wanstead@churchill-estates.co.uk

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

Offered for sale with the added benefit of no onward chain, is this bright and spacious one double bedroom apartment located on the first floor of this purpose built development.

Situated in a quiet cul-de-sac, the property comprises a sizeable open plan kitchen/living room with joint aspect windows that invite an abundance of natural light throughout, three-piece shower room, a generously sized double bedroom with built in wardrobes and a good size storage cupboard in the hallway.

The property is only a short distance from both the idyllic green spaces of Wanstead flats and tranquil ponds in Wanstead Park. Whilst nearby you have both Manor Park Station (1.3 miles) and Wanstead High Street (1 mile) with all its popular cafes, restaurants, pubs and individual boutiques.

Further benefitting from entry phone security, well maintained communal garden, an allocated parking space and double glazing throughout. The vendors are also in the process of extending the current lease and this would be completed alongside the sale.

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

