



Two bedrooms | End of terrace | Off street parking | No chain | Extended kitchen / dining room | Modern three piece bathroom | West facing garden | Useful side access | Gas central heating & double glazing throughout | Close proximity to both Wanstead & Snaresbrook Central Line stations (0.4 miles respectively)



TOTAL FLOOR AREA: 198sq ft (73.0 sqm) approx.
*All areas shown are for information only and are not intended to be used as a basis for any legal or financial decision. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Nightingale Lane, Wanstead, E11 2HE

Offers In Excess Of £675,000 Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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	



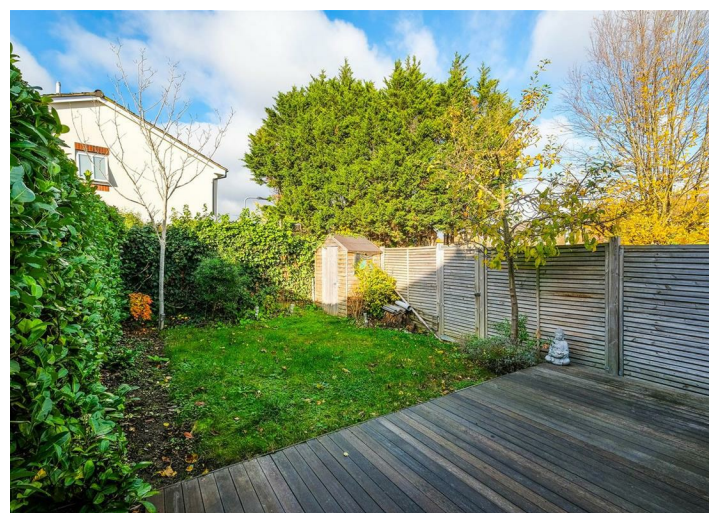
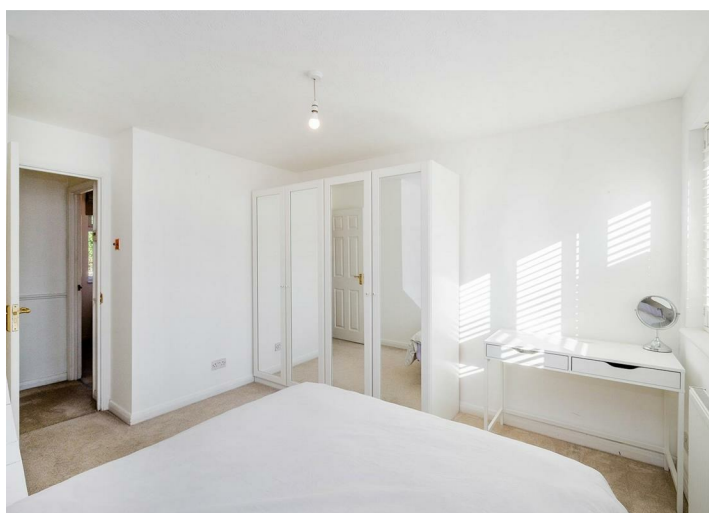
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information 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.



To view call **020 8989 0011**
Email wanstead@churchill-estates.co.uk



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

Conveniently positioned in the heart of Wanstead and within easy reach of all the popular local amenities between both Central line stations, is this modern and well presented two bedroom end of terrace home.

The ground floor comprises a spacious lounge which leads into the beautifully extended kitchen / dining room with integrated appliances, allowing for modern day living and a great entertaining space. Further benefits to mention are four bright sky lights above allowing an abundance of natural light to flow through, floor to ceiling doors providing access to the low maintenance West facing garden and a useful side access.

On the first floor you will find a large main bedroom, single second bedroom and a modern fully tiled three piece bathroom.

This property also features an allocated off street parking space, gas central heating, double glazing throughout and is located within very close proximity to both Wanstead (0.4 miles) and Snaresbrook (0.4 miles) Central Line stations.

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

Council Tax Band D