



**CHURCHILL**  
estates

# St. Marys Lodge, Wanstead

**£525,000**

Tenure : Leasehold - Share of Freehold

Floor Area : 969.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





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

Being sold on a chain free basis, Churchill estates are delighted to present this wonderfully appointed two double bedroom, first floor apartment set within the highly sought after St. Marys Lodge development.

Offering spacious and well proportioned accommodation throughout, this apartment comprises a generous hallway with two storage cupboards that leads you into a good size fitted kitchen with ample worktop space along with a range of base and wall units. Following on you will find a substantial and airy lounge/dining room, two spacious double bedrooms with the main featuring built in wardrobes and a large tiled shower room.

This apartment further benefits from owning a Share of Freehold, secure underground parking, entry phone security, communal lift service, beautifully tended communal gardens, visitors parking spaces, large double glazed windows throughout and being ideally positioned within walking distance of both Wanstead Central Line station (0.2 miles) and High Street with all its popular local amenities on your doorstep.

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

Council Tax band C  
Lease remaining - 939 years  
Service charge - £5,000.00 per annum

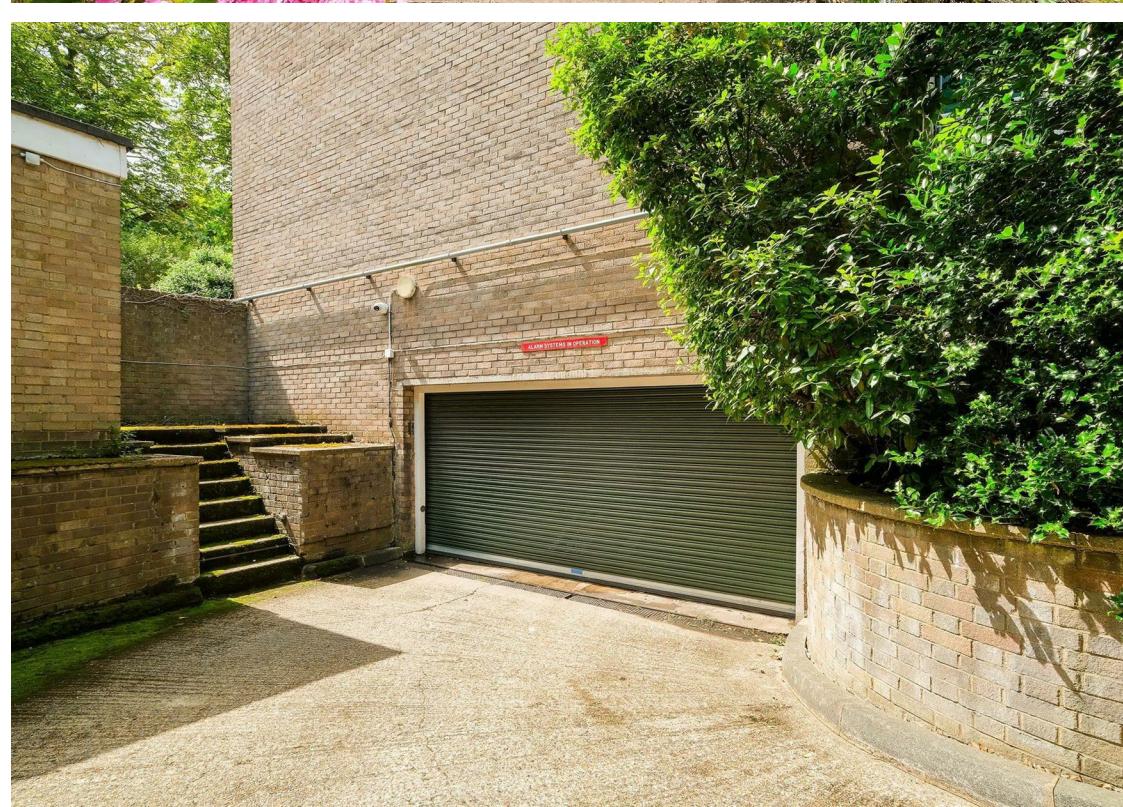




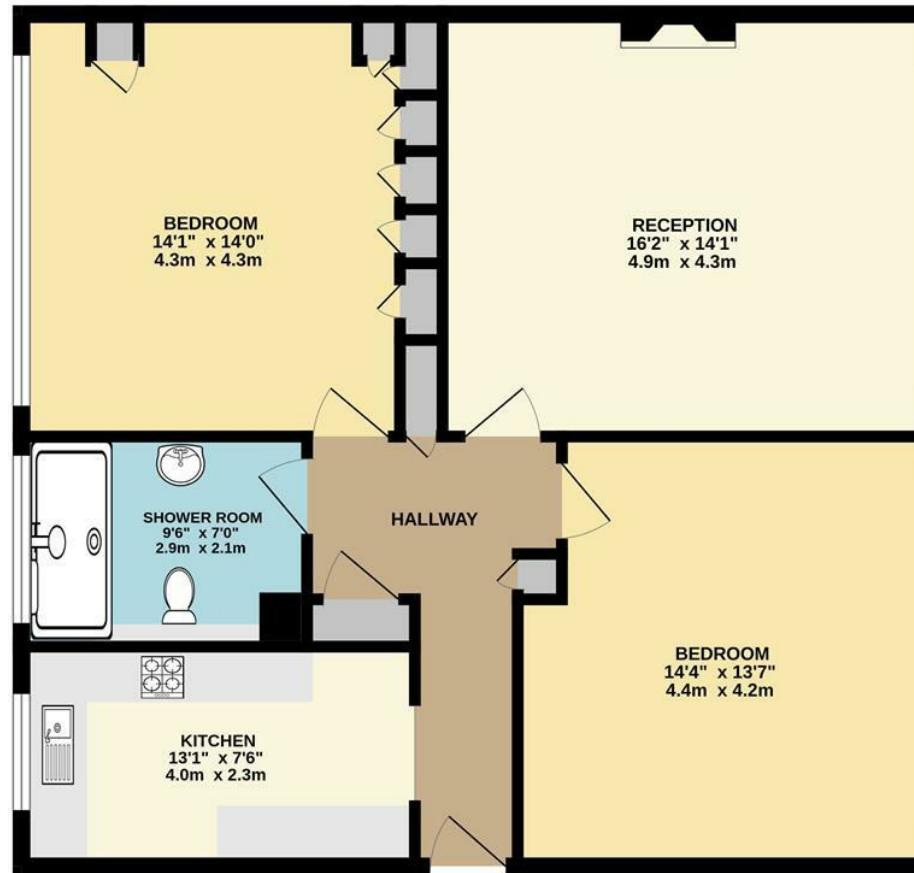


- Chain free
- Lift service
- Beautifully tended communal gardens
- Secure underground parking
- Entry phone security
- Two double bedrooms
- Central & premier location
- Share of Freehold
- Spacious first floor apartment
- Within walking distance of both Wanstead Central Line station (0.2 miles) & High Street





FIRST FLOOR



TOTAL FLOOR AREA : 869sq ft. (80.0 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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To view call **020 8989 0011**

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