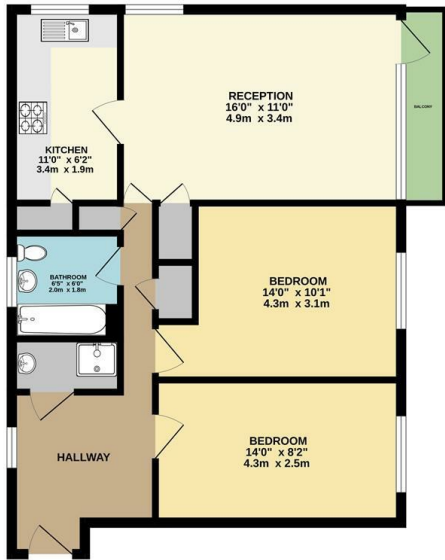




FIRST FLOOR



TOTAL FLOOR AREA: 624sq ft (58.0 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the figures and measurements with the agent.

Council: Redbridge | Council Tax Band: B | Floor Area: 624.00 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.

CHURCHILL
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Gardner Close, Wanstead, E11 2HN
£330,000 Leasehold

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



Request a Viewing: **020 8989 0011** Email: **wanstead@churchill-estates.co.uk**



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

Churchill estates are pleased to present for sale this spacious two double bedroom apartment, located on the first floor of this purpose built development.

Ideally positioned just moments away from Wanstead Central Line station (0.1 mile) and the ever popular Wanstead High Street, with all its local cafes, restaurants and bars only a short walk from your doorstep. Being offered on a chain free basis, this property comprises a spacious lounge with private balcony, fitted kitchen, two generously sized double bedrooms and a three piece bathroom.

This apartment further benefits from a newly extended lease that will be completed alongside the sale, entry phone security, double glazing, additional storage cupboards throughout, gas central heating and a lift service which was newly installed in 2021.

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

Council Tax band B

