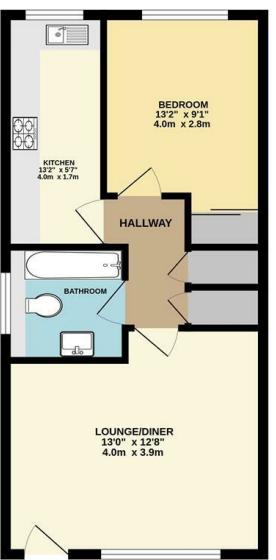




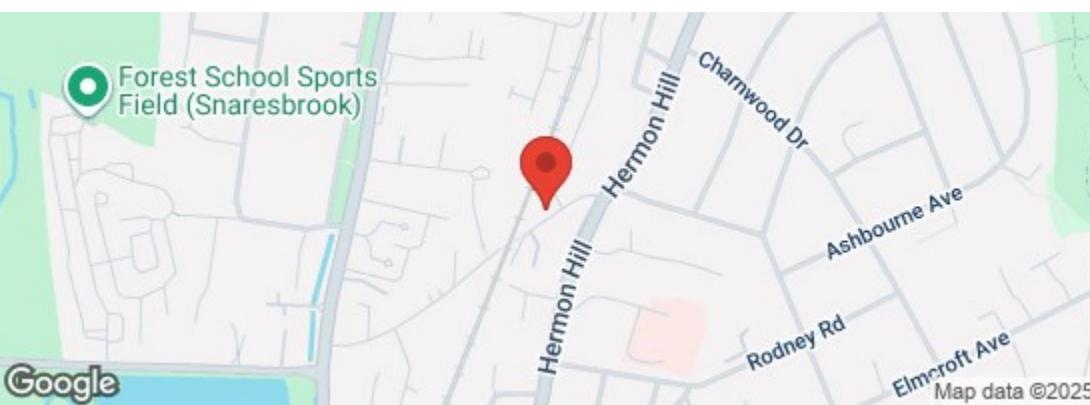
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA - 449 sq.ft. (41.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and no dimensions should be relied upon for the purchase of fixtures or fittings. Prospective buyers are advised to re-measure the property prior to purchase. The floorplans are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplans are not to scale and are given solely as an aid to their orientation and layout. No guarantee can be given as to their operability or efficiency can be given.

Council: Redbridge | Council Tax Band: C | Floor Area: 449.00 sq ft

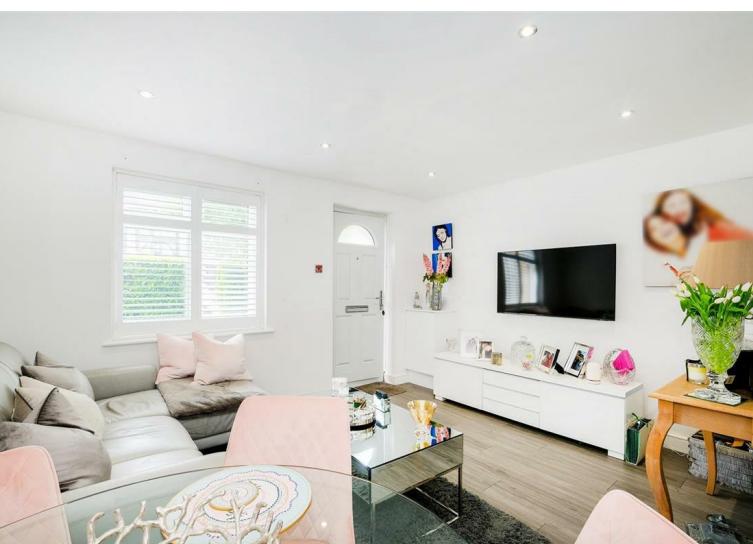
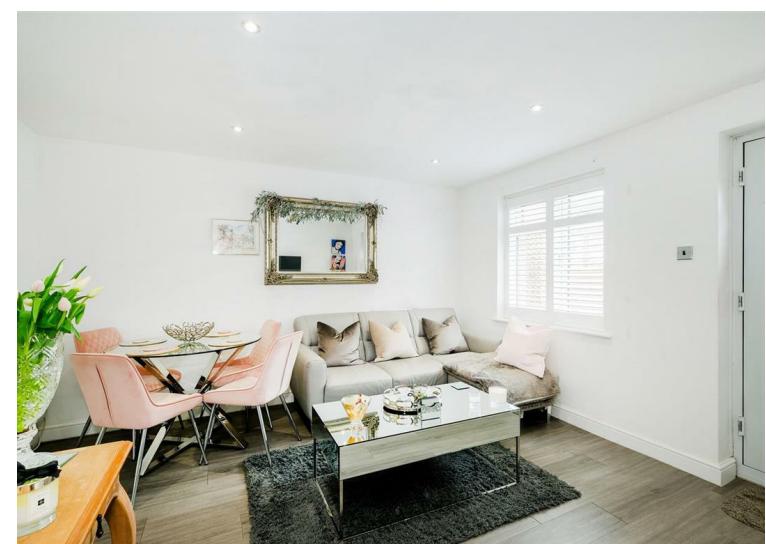
| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 77 |
| (39-54) | E | |
| (21-38) | F | 60 |
| (1-20) | G | |
| Not energy efficient - 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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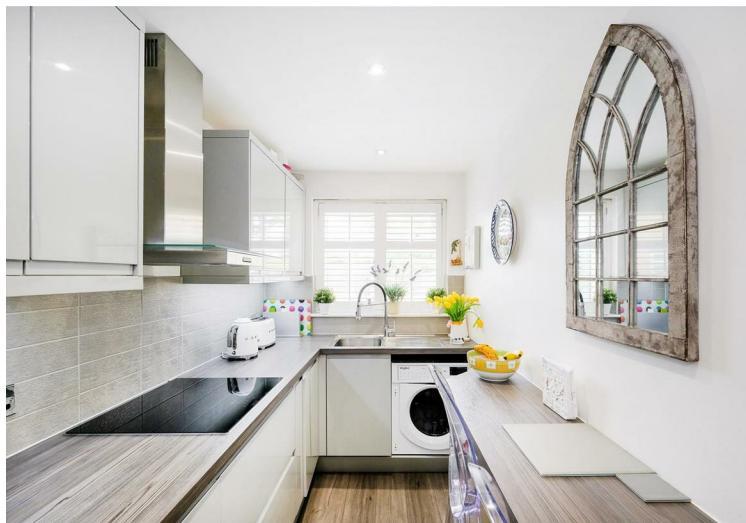
Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**

CHURCHILL
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Falcon Way, Wanstead, E11 1SX
£350,000 Leasehold

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



Churchill Estates are pleased to offer for sale this attractive one double bedroom maisonette, located on the ground floor and being conveniently positioned within walking distance from the ever popular Wanstead High Street (0.4 miles) with its array of local shops, eateries and bars.

This well maintained home comprises a bright and airy reception/dining room, contemporary fitted kitchen with ample base and wall units, stylish fully tiled bathroom, good size double bedroom with fitted wardrobes and two storage cupboards in the hallway.

This property also benefits from allocated communal parking, long lease remaining in excess of 900 years, patio area and well tended communal gardens, double glazing throughout and is within close proximity to both Snaresbrook (0.5 miles) and Wanstead Central line stations (0.9 miles).

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

