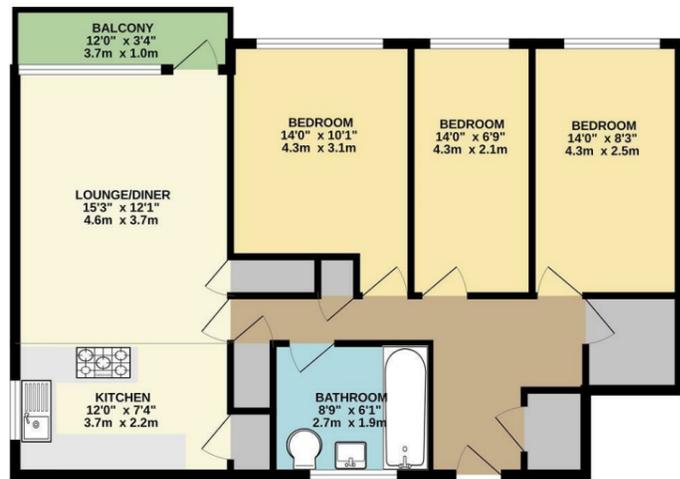




850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850sq.ft. (79.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of these details, shown and not shown, are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and engineer's names have not been noted and no guarantee as to their competency or efficiency can be given.  
Made with Blueprints (2023)

Council: Redbridge | Council Tax Band: C | Floor Area: 850.00 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		57	68
(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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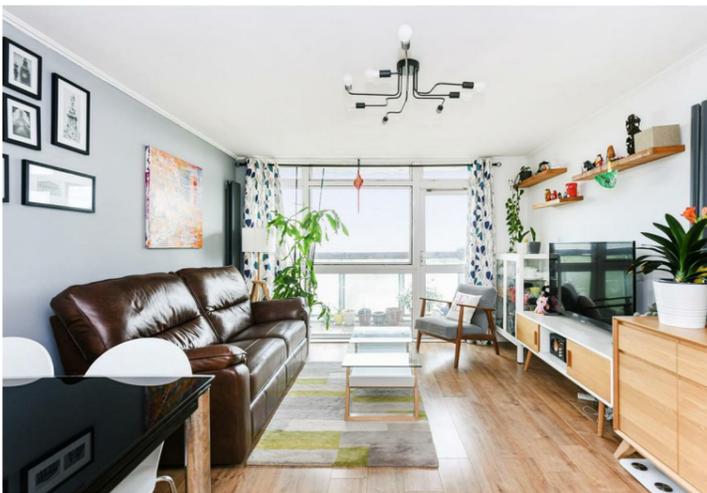
Gardner Close, Wanstead, E11 2HN  
£400,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)



Offered for sale on a chain free basis is this three bedroom top floor apartment located in this purpose built development, positioned just moments away from the ever popular Wanstead High Street and Wanstead Central Line station (0.1 miles).

Boasting far reaching dual aspect views, a spacious and modern open plan fitted kitchen/lounge flooded with natural light, three generously sized double bedrooms, fully fitted bathroom suite and ample amounts of storage throughout.

This apartment further benefits from a lift service which was newly installed in 2021, entry phone security, private balcony with stunning views, lease in excess of 100 years, double glazing, gas central heating and being within very close proximity of the High Street you benefit from all the local amenities Wanstead has to offer including popular pubs, restaurants and independent boutiques.

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

Council Tax band C

