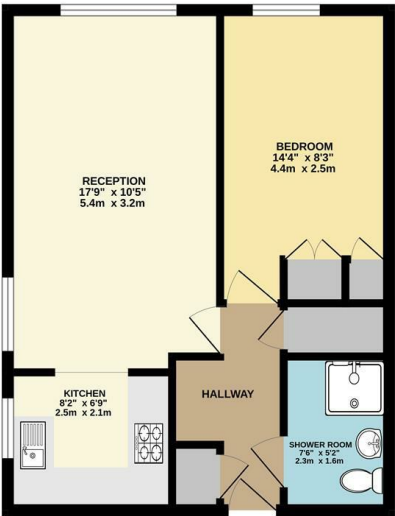




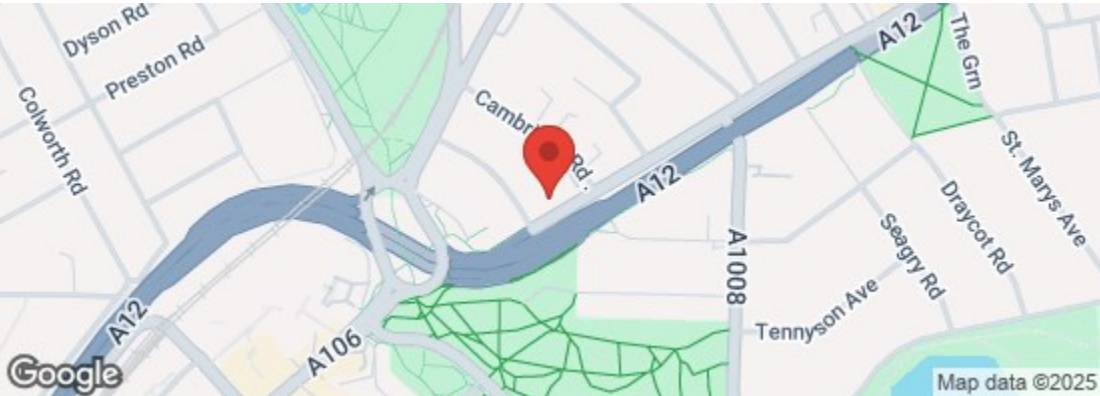
FIRST FLOOR



TOTAL FLOOR AREA: 484sq ft (45.0 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other parts 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 to the prospective purchaser. The actual layout and dimensions may vary from the floorplan and no guarantee is made with reference to this.

Council: Redbridge | Council Tax Band: B | Floor Area: 484.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**  
estates

Ennerdale Court, Wanstead, E11 2UA  
£180,000 Leasehold

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



**CHURCHILL**  
estates

Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**





**\*\* Retirement apartment available for residents aged 55 & above - Chain free \*\***

Located on the first floor of this popular retirement development, Churchill estates are pleased to offer for sale this bright and spacious one bedroom apartment which is available exclusively for residents aged 55 and above.

The property comprises a generous size lounge / dining room with dual aspect windows allowing plenty of natural light to flow through, a fitted kitchen with ample storage, three-piece shower room, generously sized double bedroom with fitted wardrobes and a useful storage cupboard located in the hallway.

Further benefitting from a spacious residents lounge, beautiful communal gardens, laundry room, guest suite, entry phone system, lift service, communal and visitor parking and an emergency 24hr careline system for out of hours assistance should it be required. Furthermore, this apartment is perfectly located within very close proximity to Wanstead Central Line Station (0.4 miles), along with an array of local amenities on Wanstead High Street (0.5 miles) including its many boutique shops, cafes, bars and restaurants.

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

