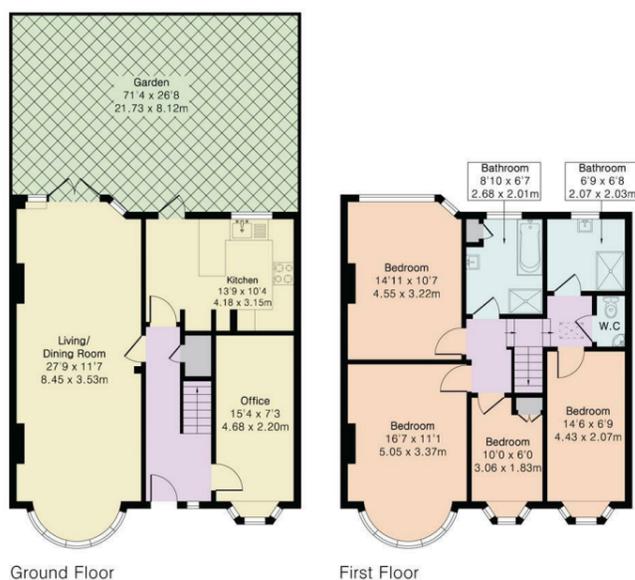




Approximate Gross Internal Area 1435 sq ft - 133 sq m
 Ground Floor Area 715 sq ft - 66 sq m
 First Floor Area 720 sq ft - 67 sq m



Council: Redbridge | Council Tax Band: E | Floor Area: 1435.00 sq ft



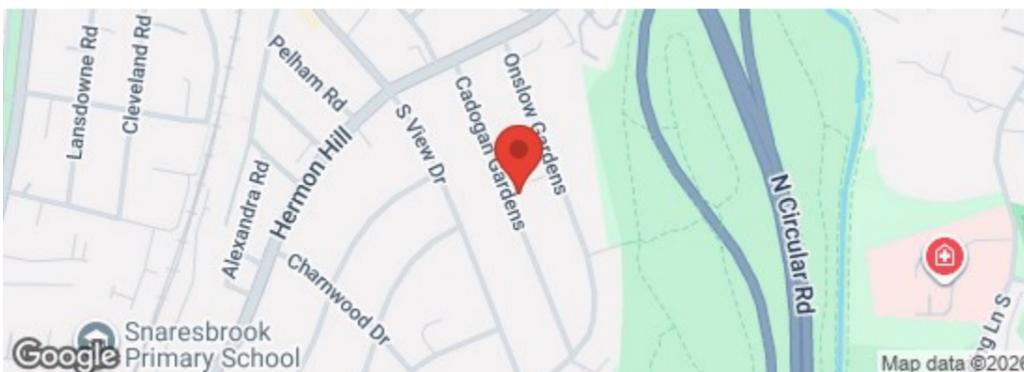
CHURCHILL
 estates

Cadogan Gardens, London, E18 1LY

Price Guide £1,100,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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
 estates



Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk



Set within the highly desirable Nightingale Estate, this elegant 1930s four-bedroom semi-detached residence combines timeless character with refined modern living.

A welcoming entrance hall sets the tone, leading to a beautifully proportioned bay-fronted reception room with feature fireplace—perfect for cosy evenings. To the rear, the heart of the home is a sleek and contemporary kitchen/breakfast room, thoughtfully designed with high-specification finishes and integrated appliances, all enjoying tranquil views over the landscaped garden. A separate front reception room offers flexibility as a home office, playroom, or snug.

Upstairs, four well-appointed bedrooms are complemented by a stylish family bathroom and an additional shower room, catering effortlessly to modern family life.

The rear garden is a true highlight—featuring a sun-drenched decking area leading onto a meticulously maintained lawn framed by mature planting, creating a private setting. The front offers a smart block-paved driveway providing off-street parking.

Perfectly positioned within walking distance of Wanstead and South Woodford, residents can enjoy boutique shops, cafés, and convenient Central Line connections into the City.

Families will also appreciate proximity to outstanding local schooling, including Nightingale Primary School.

