

Council: Redbridge | Council Tax Band: A | Floor Area: 334.00 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**  
estates



**CHURCHILL**  
estates

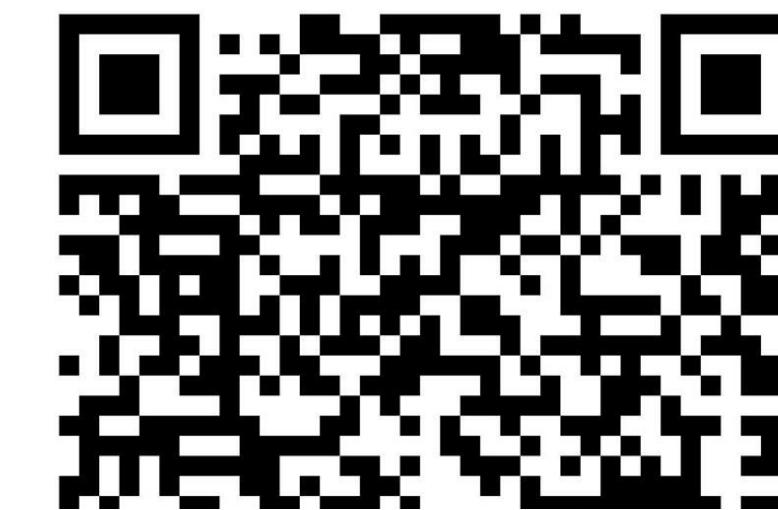
Gardner Close, Wanstead, E11 2HN  
£1,150 Per Month

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



Request a Viewing: **020 8989 0011**

Email: [wanstead@churchill-estates.co.uk](mailto:wanstead@churchill-estates.co.uk)



A bright and spacious studio apartment is now available on the eighth floor of a purpose-built development in Gardner Close, Wanstead. Just 250 yards from Wanstead Central Line station, this property offers excellent transport links and is situated near Wanstead High Street, providing access to a range of popular local amenities.

The apartment features a lounge/bedroom area with far-reaching views across London, a modern fitted kitchen, a good-sized bathroom, and a large storage cupboard in the entrance hall. Additional benefits include double glazing, gas central heating, a secure entry phone system, and a lift service within the development.

This property is ideal for professionals or first-time renters looking for a conveniently located, well-connected home.

Contact us today for more information or to arrange a viewing.