



TOTAL FLOOR AREA: 624sq.ft. (58.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan and associated documents are not intended to be used as a legal document or as a basis for any claim. The services, systems and appliances shown here are not intended to be guaranteed as to their operability or efficiency and are shown as best estimates only.

Council: Redbridge | Council Tax Band: B | Floor Area: 624.00 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.

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Gardner Close, Wanstead, E11 2HN
£1,650 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

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



Nestled in the charming area of Wanstead, this purpose-built flat on Gardner Close offers a delightful living experience. Available for immediate occupancy, this unfurnished residence features two spacious double bedrooms, making it ideal for professionals or small families seeking comfort and convenience.

The flat boasts two well-appointed bathrooms, ensuring ample facilities for residents and guests alike. Recently redecorated, the interior presents a fresh and modern aesthetic, ready for you to add your personal touch. The living space includes a welcoming reception room, perfect for relaxation or entertaining.

One of the standout features of this property is the private balcony, providing a lovely outdoor space to enjoy a morning coffee or unwind after a long day. The flat is also equipped with double glazing, enhancing energy efficiency and noise reduction, while gas central heating ensures a warm and cosy atmosphere throughout the colder months.

Location is key, and this flat does not disappoint. It is within walking distance of Wanstead station, offering excellent transport links to central London. Additionally, the vibrant Wanstead High Street is just a stone's throw away, where you can explore a variety of shops, cafes, and restaurants.

In summary, this two-bedroom flat on Gardner Close is a fantastic opportunity for those looking to embrace the Wanstead lifestyle. With its modern amenities, convenient location, and inviting atmosphere, it is a property not to be missed.

