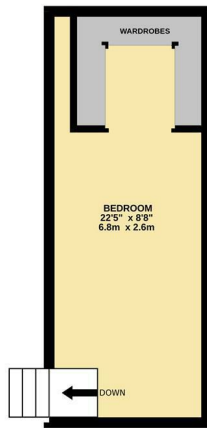
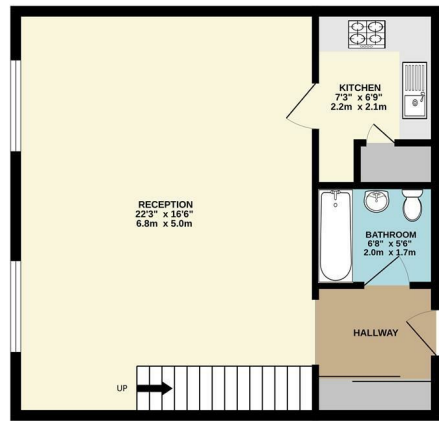




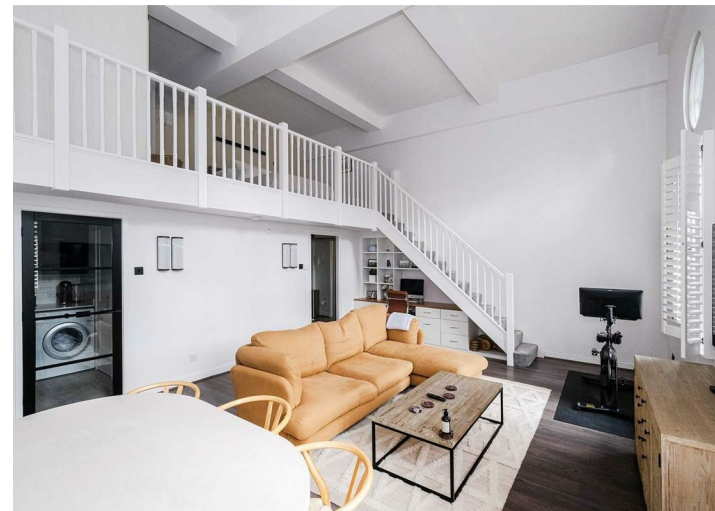
GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 732sq.ft. (68.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of glass, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Miroplan (2022)

One double bedroom | Mezzanine apartment | Chain free | Stunning mezzanine apartment | Vast open plan living space with vaulted ceiling | Contemporary kitchen with integrated appliances | Beautiful converted Victorian hospital | Allocated off street parking | Modern fitted bathroom | Close proximity to both Snaresbrook Central Line Station (0.4 miles) & Wanstead High Street
 Lease Term: 161 years | Service Charge: £2,236.48 Per Annum | Ground Rent: £275.81 Per Annum



Clock Court, Wanstead, E11 1UJ

£400,000 Leasehold

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	77
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Map data ©2024	

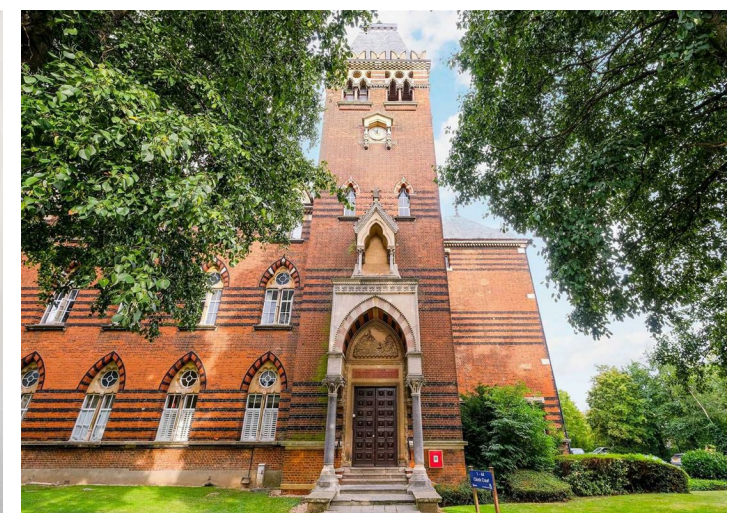
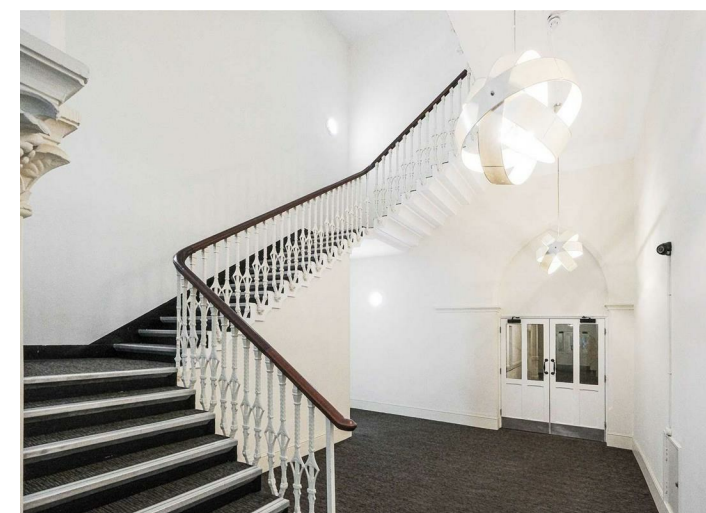
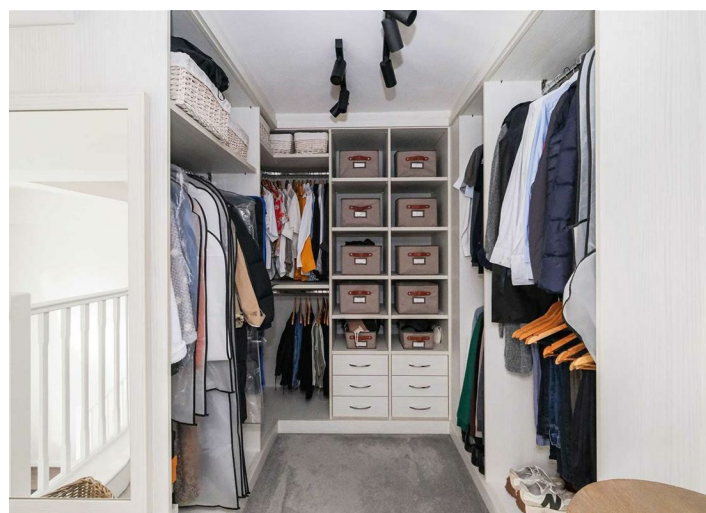
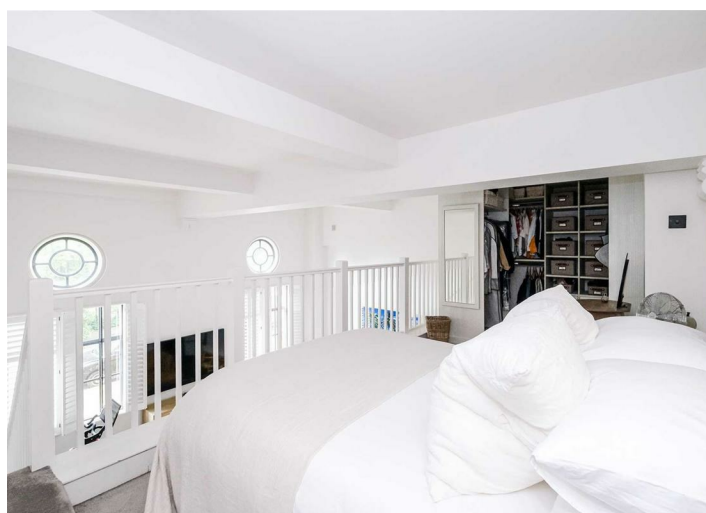
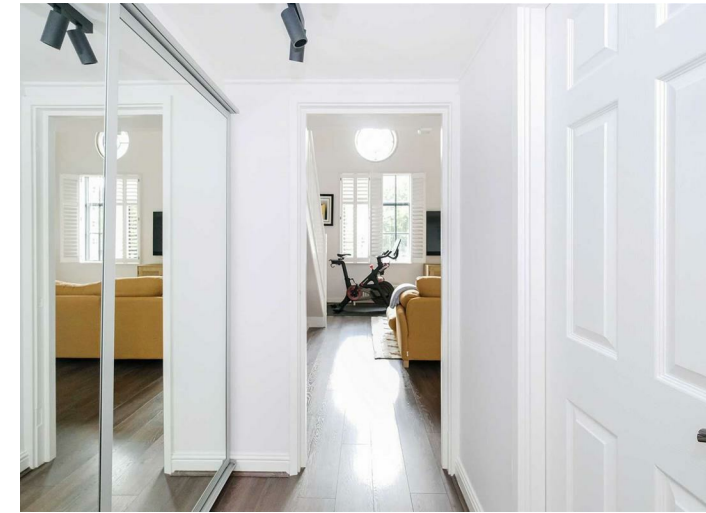
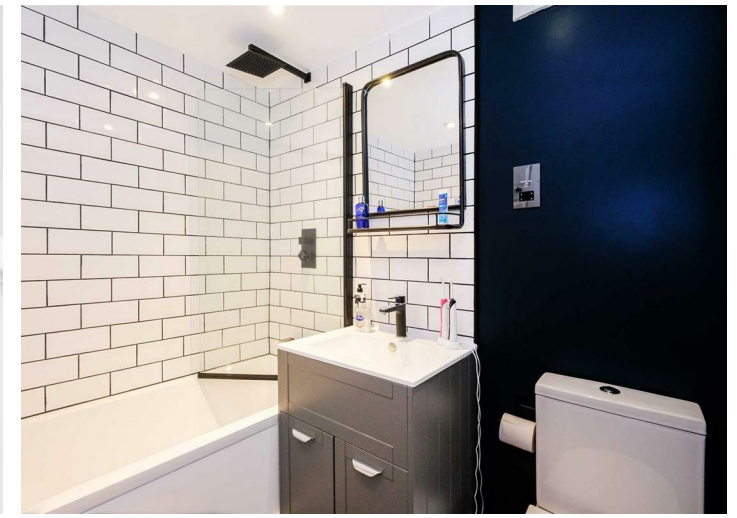


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
 References to the tenure of a property are based on information 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.



To view call **020 8989 0011**
 Email wanstead@churchill-estates.co.uk

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** No chain - Available to view from Saturday 23rd September by appointment **

Churchill estates are delighted to bring to the market this stunning and spacious one double bedroom mezzanine apartment, located on ground floor of this striking landmark building.

This bright and airy property comprises a vast open plan living space which boasts lofty vaulted ceilings, separate contemporary fitted kitchen with integrated dishwasher and microwave, modern fitted bathroom with stylish metro tiles and stunning mezzanine level incorporating a generous double bedroom and impressive walk in wardrobe.

Originally built in the 1860's and set within a beautiful converted Victorian hospital, this unique property further benefits from entry phone security which provide access to the impressive entrance hall, allocated of street parking, long lease in excess of 160 years remaining, well maintained communal grounds surrounding and being within very close proximity to both Snaresbrook Central Line Station (0.4 miles) and the popular Wanstead High Street with its wide array of independent cafes, restaurants, bars and pubs to choose from.

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

Council Tax band C