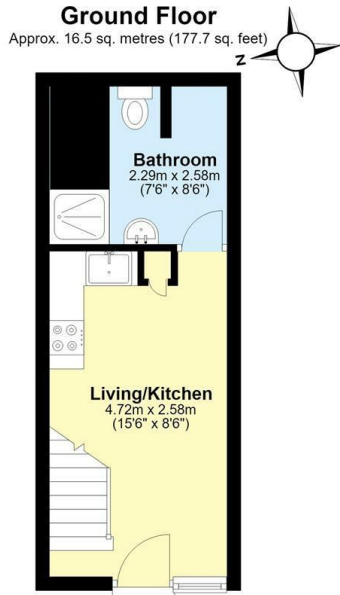




Total area: approx. 28.7 sq. metres (308.7 sq. feet)

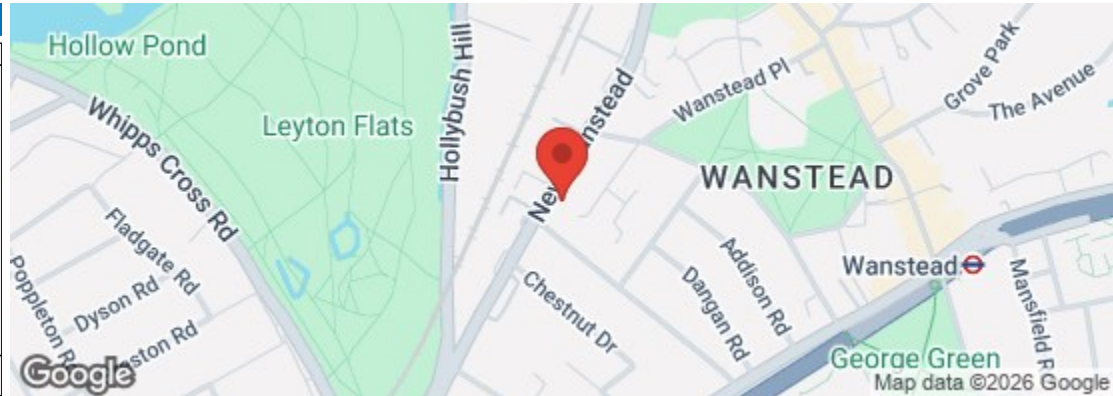
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

New Wanstead

Council: Redbridge | Council Tax Band: B | Floor Area: 333.68 sq ft

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	46	
(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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New Wanstead, Wanstead ,E11 2SU
£400,000 Freehold

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



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



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Churchill Estates are delighted to present this charming and rarely available one bedroom freehold semi-detached house, ideally positioned in the heart of New Wanstead.

Offering an excellent opportunity for first time buyers, downsizers or investors alike, this unique home provides well planned accommodation arranged over two floors. The ground floor comprises a bright open plan kitchen/living area, creating an inviting space for both relaxing and entertaining, together with a bathroom incorporating a practical utility area.

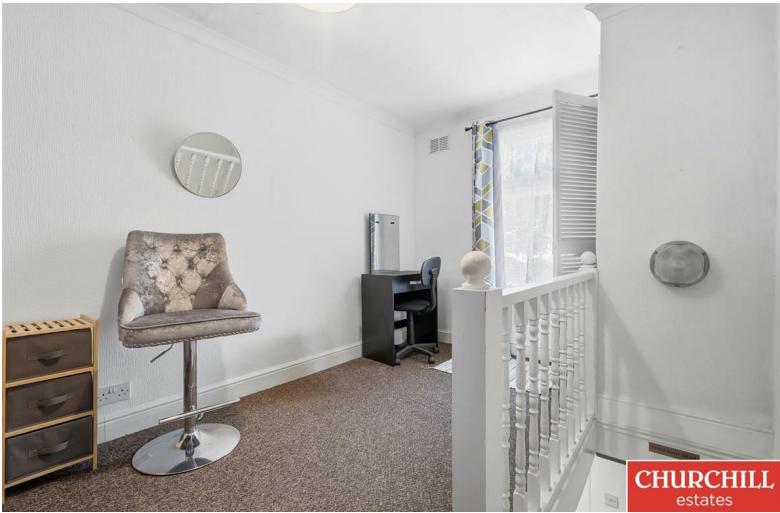
To the first floor is a generous double bedroom benefiting from ample built-in storage, providing comfortable and well organised living accommodation.

Externally the property enjoys a private front garden with a desirable westerly aspect, ideal for enjoying the afternoon and evening sunshine, together with the added benefit of off street parking for one vehicle.

Situated just moments from the vibrant Wanstead High Street, residents can enjoy an excellent selection of independent cafes, restaurants, bars and boutique shops. Snaresbrook Underground Station (Central Line) is approximately 0.4 miles away, with Wanstead Underground Station around 0.5 miles, providing excellent transport links into the City.

Freehold houses in such a central Wanstead location at this price point are exceptionally rare making this a fantastic opportunity not to be missed.

To arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.



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