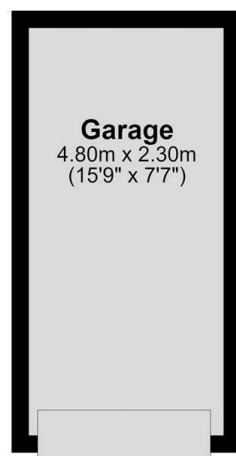


Outbuilding
Approx. 11.0 sq. metres (118.8 sq. feet)



Total area: approx. 11.0 sq. metres (118.8 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.



Gardner Close

Council: Redbridge | Council Tax Band: | Floor Area: 118.00 sq ft



Gardner Close, Wanstead, E11 2HW
£25,000 Leasehold

Bedrooms: null | Reception Rooms: null | Bathrooms: null

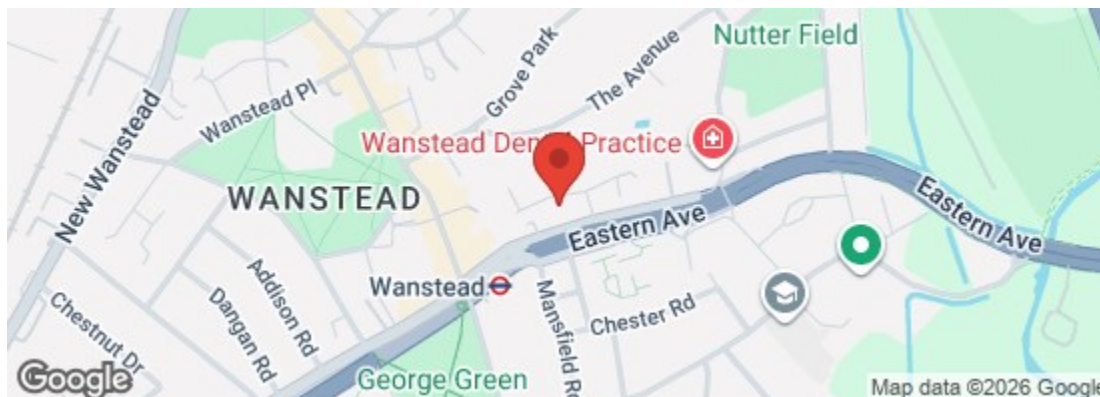


Request a Viewing: **020 8989 0011**

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



| 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.

Nestled in the heart of Wanstead, this single lockup garage presents an excellent opportunity ideal for private parking, storage or as an investment.

Offered on a leasehold basis with approximately 170 years remaining, making it an attractive long-term purchase. Conveniently positioned within easy reach of local amenities and residential roads, it offers a practical solution for those seeking secure off-street parking or additional storage space in this popular location.

Rarely available in such a convenient setting, this garage represents an excellent opportunity for homeowners, commuters or investors alike.

For further information or to arrange a viewing, please contact our office.