



Total area: approx. 63.2 sq. metres (679.8 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...

High Street

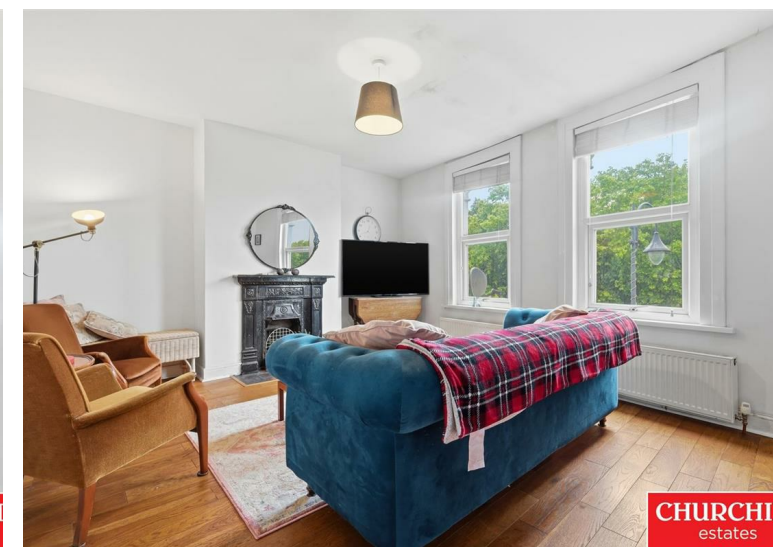
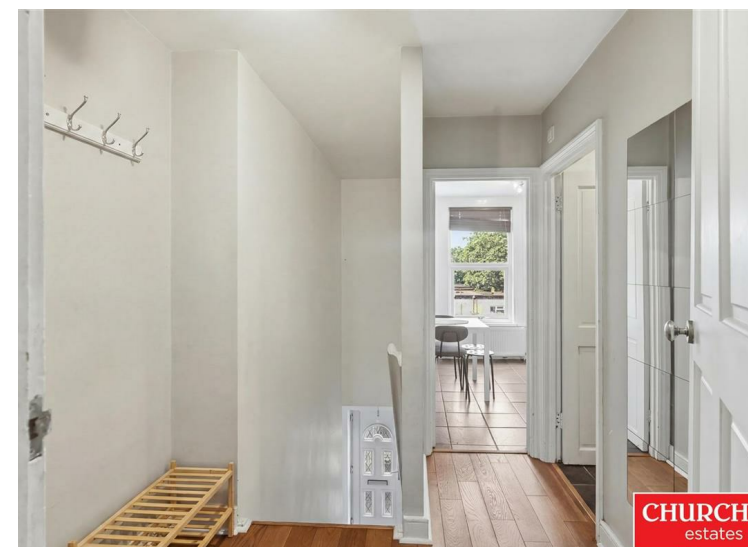


Council: Redbridge | Council Tax Band: B | Floor Area: 679.80 sq ft



High Street Wanstead, London, E11 2RJ
Offers In Excess Of £325,000 Leasehold

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



Request a Viewing: **020 8989 0011**

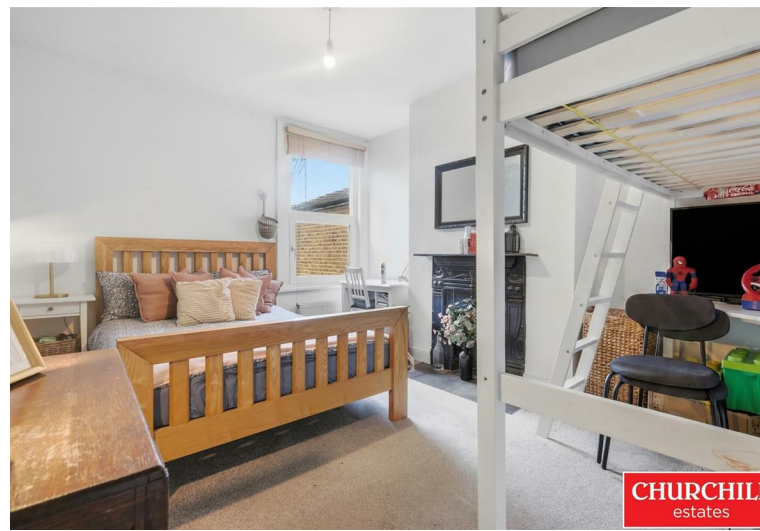
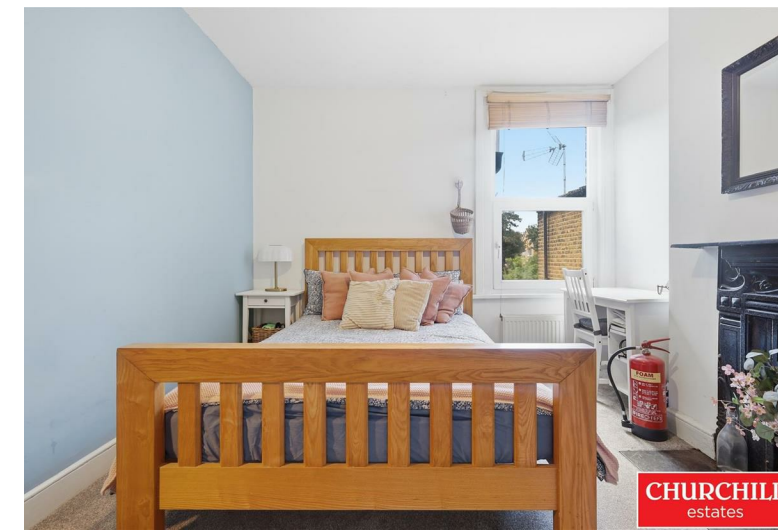
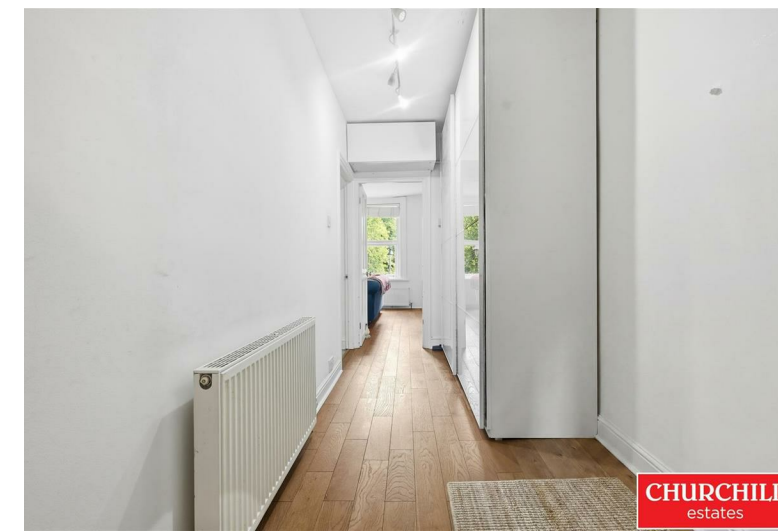
Email: **wanstead@wearechurchills.co.uk**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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 are delighted to present this exceptionally spacious one bedroom top floor apartment, enviably positioned in the very heart of Wanstead's vibrant and highly sought after High Street.

This impressive home spans in excess of 600 sq. ft and offers bright, well proportioned accommodation throughout. Accessed via its own private entrance the property comprises a generous living room with feature fireplace, a contemporary fitted kitchen with an extensive range of units and space for dining, a fully tiled three-piece bathroom suite and a substantial double bedroom with a further feature fireplace.

Further benefits include double glazing, gas central heating, a long lease in excess of 100 years and a sizeable loft space providing excellent storage and potential for extension (subject to the necessary planning permissions and consents).

The location is one of Wanstead's most desirable. Situated directly on the High Street residents enjoy immediate access to an outstanding selection of independent cafes, restaurants and everyday amenities. The property is ideally positioned between Wanstead and Snaresbrook Central Line Stations both a few minutes walk away, providing direct access to Stratford, Liverpool Street and the West End making it an excellent choice for commuters.

Families are particularly drawn to the area due to the excellent selection of highly regarded schools nearby, including Wanstead Church School, Our Lady of Lourdes RC Primary School, Snaresbrook Primary School and Wanstead High School all within easy reach of the property.

For those who enjoy outdoor space Christchurch Green, Wanstead Park and Epping Forest are all within walking distance, offering a wonderful balance of village style living and access to nature whilst remaining conveniently connected to Central London.

This superb property represents an ideal opportunity for first-time buyers, investors, downsizers or professionals seeking a spacious home in one of East London's most desirable and well connected neighbourhoods.

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