

BOURNE COURT
TOTAL FLOOR AREA: 877 sq ft (81.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of flats, corridors, balconies and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their condition or operation can be given. Made with Blueprints 22/03

Council: Redbridge | Council Tax Band: C | Floor Area: 775.00 sq ft

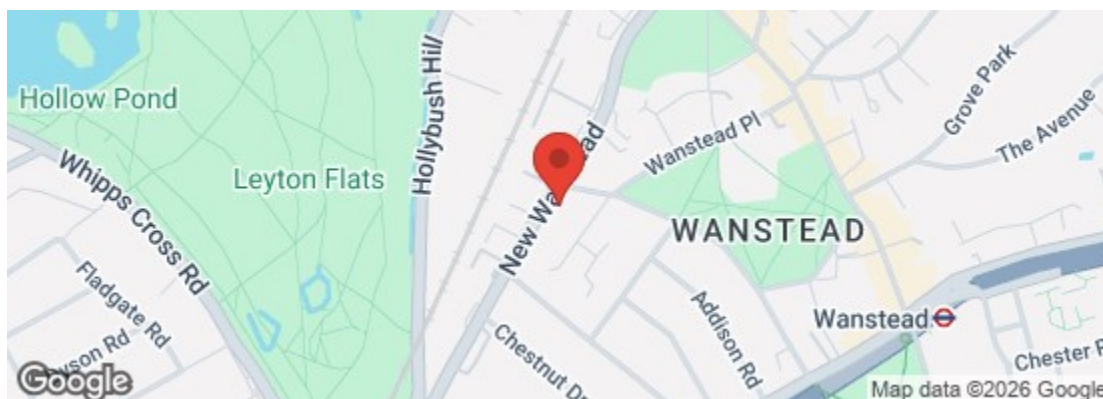


New Wanstead, Wanstead, E11 2TG

£2,000 Per Month

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

| 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 | |
| | | 69 | 80 |



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.



Request a Viewing: **020 8989 0011**

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



Nestled in the charming area of New Wanstead, London, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Available at the end of July, this purpose-built split-level flat is arranged over the second and third floors, providing a sense of privacy and space.

As you enter, you will find a well-proportioned reception room that invites relaxation and social gatherings. The flat features two inviting bedrooms, ideal for a small family or professionals seeking a comfortable living arrangement. The bathroom is thoughtfully designed to cater to your daily needs.

One of the standout features of this property is the inclusion of a garage, providing secure parking and additional storage options. The communal gardens offer a lovely outdoor space for residents to enjoy, perfect for unwinding after a busy day.

The flat is double glazed throughout, ensuring warmth and tranquility, complemented by efficient gas central heating. Its prime location places you in close proximity to Snaresbrook Station, making commuting a breeze. Additionally, a short walk will take you to the vibrant Wanstead High Street, where you can explore a variety of shops, cafes, and local amenities.

This property is part furnished, allowing you to add your personal touch while settling in. With its appealing features and excellent location, this flat is an ideal choice for those looking to embrace the charm of New Wanstead living. Don't miss the opportunity to make this lovely flat your new home.

