

Available Now | One Bedroom Flat | Second Floor | Freshly painted with new carpets throughout | Modern fitted kitchen | Open-plan kitchen | Conveniently located near Redbridge Station, ideal for commuters | Spacious double bedroom | Gas central heating | Double Glazed

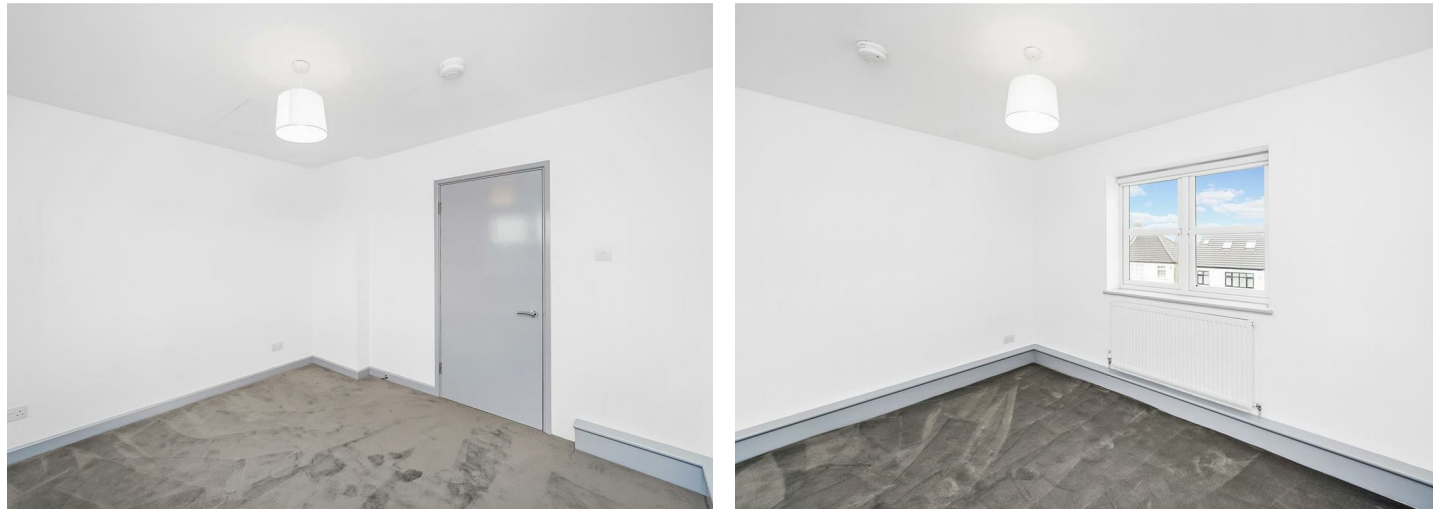
**CHURCHILL**  
estates



**Wanstead Lane, Ilford, IG1 3SP**  
£1,195 Per Month

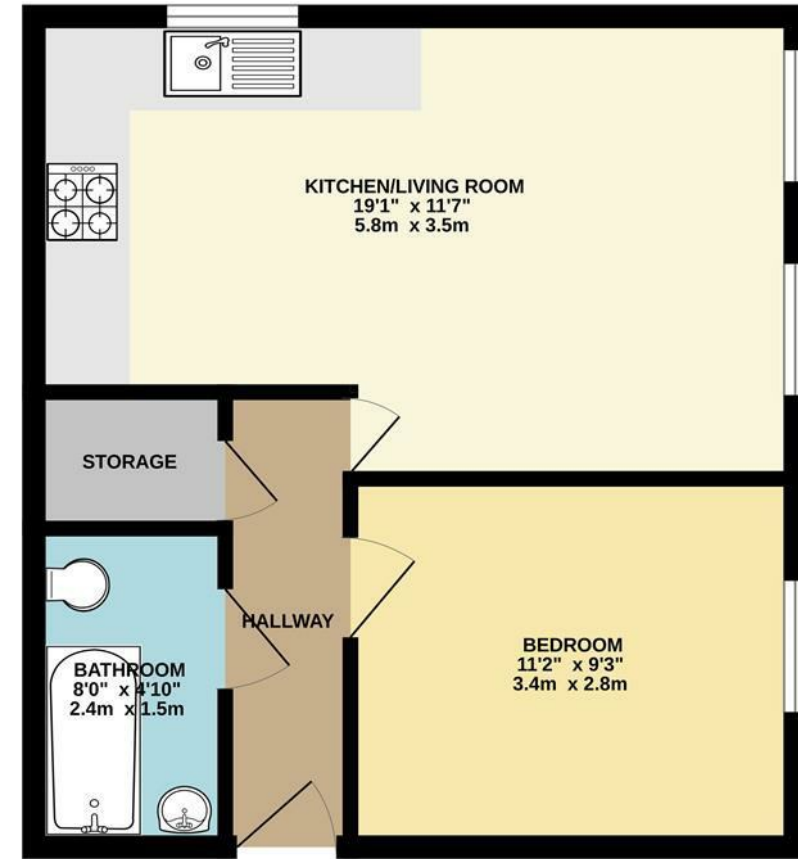


To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



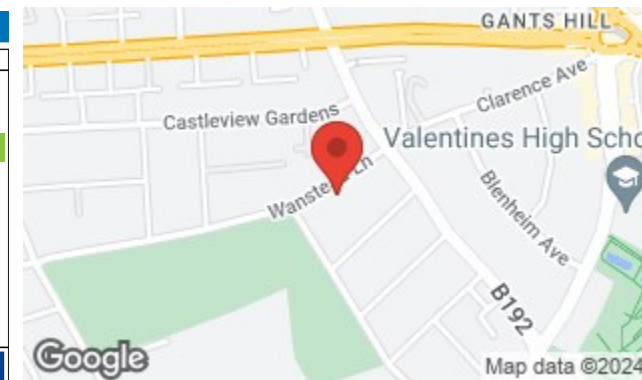
Churchills proudly presents a delightful one-bedroom flat situated in a modern purpose-built block in Ilford. Recently refurbished with fresh paint and new carpets throughout, this property boasts an open-plan kitchen, gas central heating, double glazing, a modern fitted kitchen, a stylish bathroom, and a generously sized double bedroom. Conveniently located just a short stroll from Redbridge Station, this flat is perfect for commuters seeking both comfort and convenience.

SECOND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	



Redbridge Council Tax Band B

EPC Rating C

12 Month Tenancy Agreement with a 6 Month Break Clause

5 Week Security Deposit  
£1378.00

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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