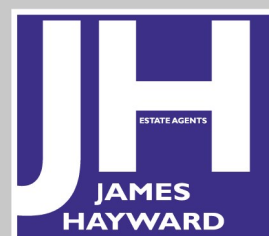




108-118, Wellington Road | | London | E7 9BP

Asking Price £399,995



## Key features

- TOP FLOOR PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- BRIGHT & SPACIOUS RECEPTION (CURRENTLY USED AS BEDROOM)
- MODERN KITCHEN-DINING ROOM
- EN-SUITE TO PRIMARY & FAMILY BATH/WC
- DIRECT ACCESS TO OWN BALCONY
- EXTENSIVE COMMUNAL ROOF TERRACE
- PRIVATE PARKING
- LONG LEASE
- CLOSE TO SHOPS, TRANSPORT LINKS & GREEN SPACES

## Description

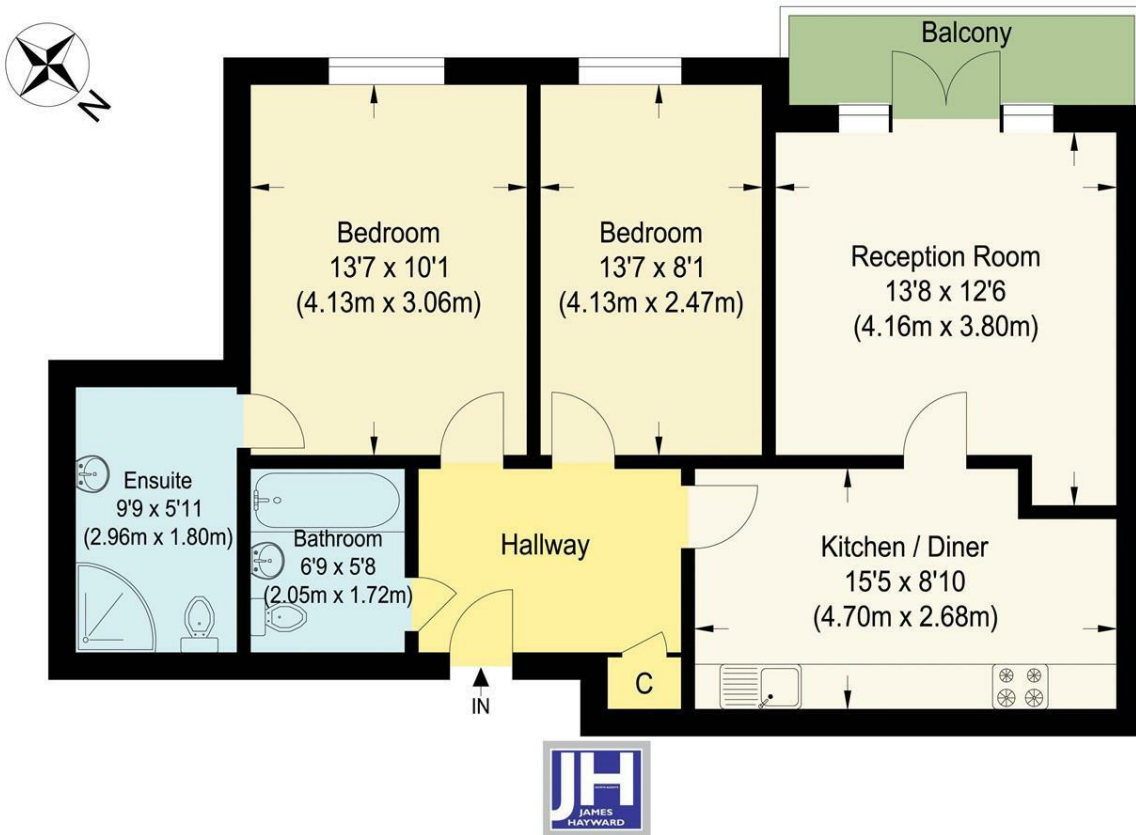
James Hayward are pleased to present and well maintained, two double bedroom, top floor flat with own walk on balcony and private parking. The property benefits from spacious living accommodation including kitchen-dining room, reception (currently used as a bedroom), en-suite shower to primary bedroom and a family bathroom. There is also an extensive communal roof terrace for outdoor entertaining. The apartment is conveniently situated for local shops, bars and restaurants and is within easy reach of Both Wanstead Park & Forest Gate main line stations; Wanstead flats offering green space is also close by.

## Directions





# Floor plans



## Wellington Building E7

Approximate Gross Internal Floor Area : 68.30 sq m / 735.17 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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