



**CHURCHILL**  
estates





# Westleigh Court, Wanstead

£299,000

Tenure : Leasehold

Floor Area : 452.00 sq ft

Local Authority : Redbridge


Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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 







**\*\* Retirement bungalow – No chain & available to view immediately by appointment \*\***

Churchill estates are pleased to bring to market this unique one double bedroom bungalow, set within this centrally positioned retirement development on Nightingale Lane. Ideally located in the heart of Wanstead High Street and within close proximity to all the local amenities, including a short walk to both Snaresbrook (0.2 miles) and Wanstead Central line stations (0.3 miles).

This bungalow features its own private entrance and comprises a large living room with doors out to a small patio area, separate modern fitted kitchen with window overlooking the communal garden, large double bedroom with fitted wardrobes, tiled three piece bathroom with low level bath for easier access and shower above, a sizeable storage cupboard in the hallway and double glazing throughout.

Available exclusively for residents aged 55 and above, Westleigh Court is a warden assisted development which benefits from a communal residents lounge, helpful on-site manager, laundry room, well maintained communal gardens and this property has the added benefit of a long lease in excess of 960 years.

For further details or an appointment to view, please contact the office at your convenience.

Lease Remaining: 962 years  
Service Charge: £3,355.20 Per Annum  
Council Tax band C









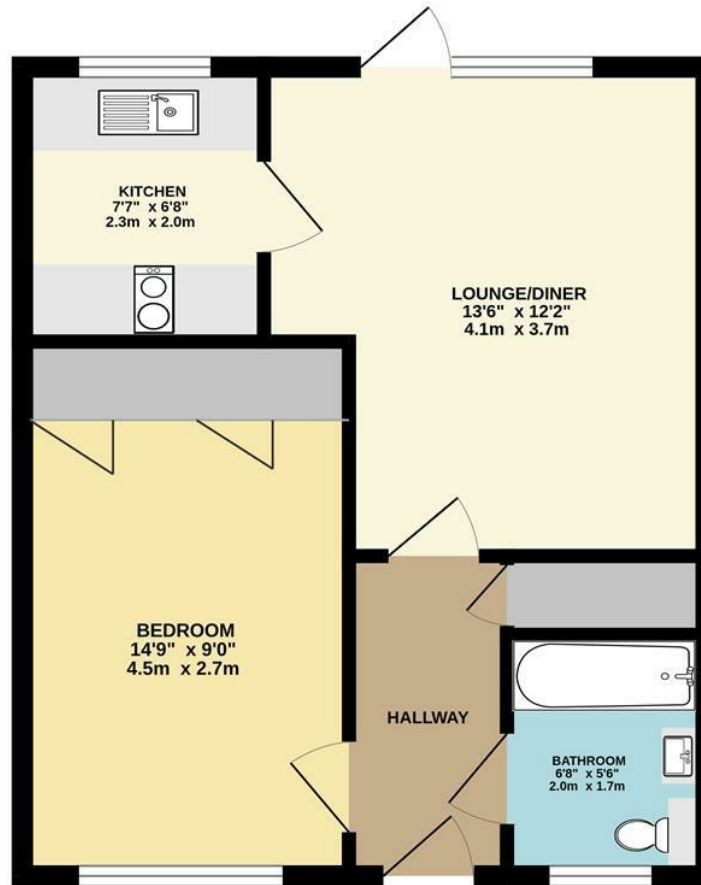
- One bedroom bungalow
- Available exclusively for residents aged 55 & above
- Very close proximity to High Street
- Helpful on-site manager
- Well maintained communal garden
- Retirement development
- Chain free
- Communal residents lounge & laundry room
- Lease in excess of 960 years
- Double glazing throughout







GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 452sq.ft. (42.0 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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Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**

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