



CHURCHILL
estates



Belgrave Heights, Wanstead

Offers In Excess Of
£295,000

Tenure : Leasehold

Floor Area : 538.00 sq ft

Local Authority : Redbridge


Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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 



**** No chain - Available to view immediately by appointment ****

Located within the secure Belgrave Heights development on the popular Lake House Estate, this beautifully presented two bedroom apartment offers the perfect blend of city convenience and tranquil, green surroundings. Surrounded by expansive parkland and forest, it feels wonderfully peaceful yet you're just a mile from Wanstead's vibrant High Street, with its eclectic mix of shops, cafés, restaurants and two Central Line stations providing quick links into the City.

Offered to the market chain free with a long lease of 974 years remaining, this well presented property features two good size bedrooms, with the main including built in wardrobes and an en-suite shower room, a well proportioned living room with an adjoining fitted kitchen and a three piece bathroom.

Situated on the 6th floor and boasting breathtaking panoramic views across London, enhanced by large double-glazed windows throughout. A lift service ensures easy access and this gated development benefits from allocated and visitor parking, a useful basement cupboard, external bike storage, a concierge, full CCTV coverage and well kept communal grounds, offering both comfort and peace of mind.

Conveniently located with excellent transport links nearby, this apartment combines comfort, security, unbeatable views that are totally unobstructed and in our opinion is a fantastic opportunity for first-time buyers, professionals or investors.

For further information or an appointment to view, please contact our office at your convenience.

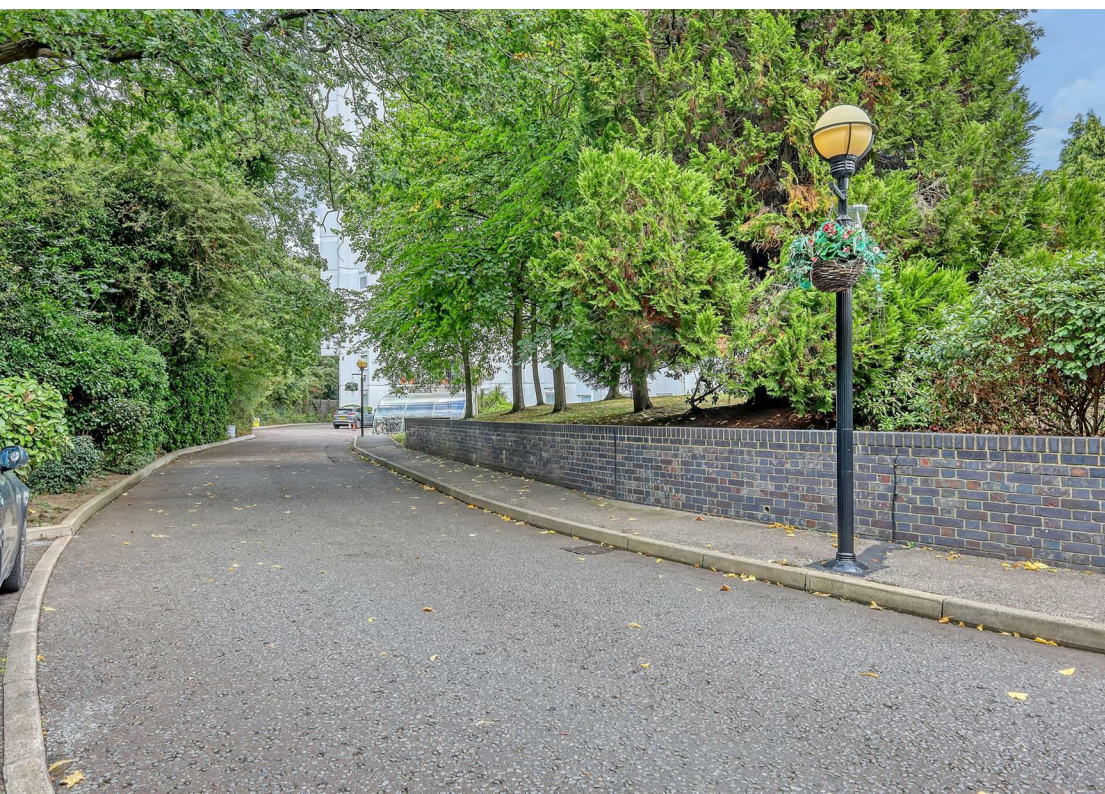


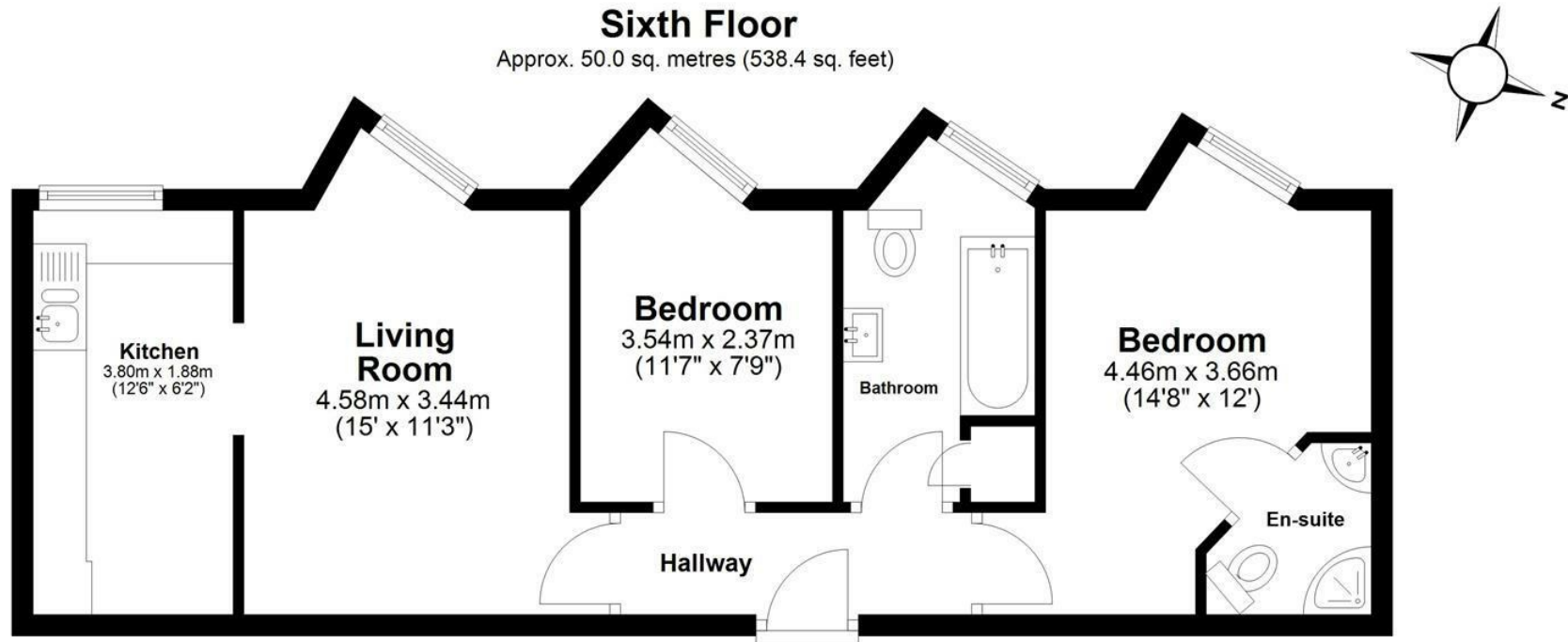




- Chain free
- Secure gated development with CCTV
- Lift service & concierge
- Allocated parking space
- Well maintained communal grounds
- Two bedroom apartment
- Located on the 6th floor
- Panoramic views across London
- Long lease of 974 years remaining
- Basement storage cupboard







Total area: approx. 50.0 sq. metres (538.4 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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Belgrave Heights

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To view call **020 8989 0011**

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