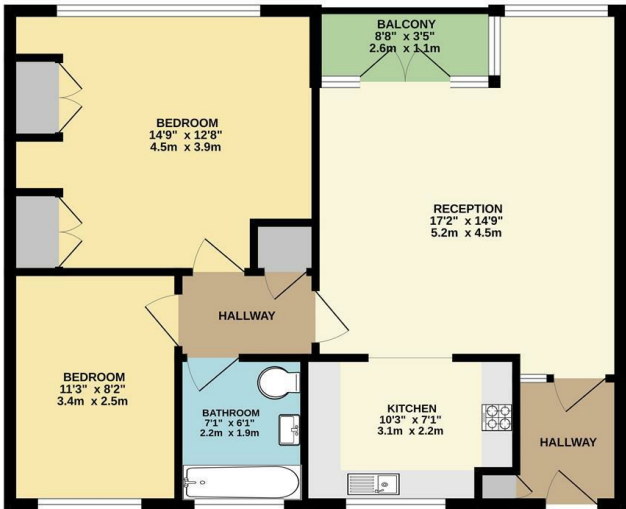




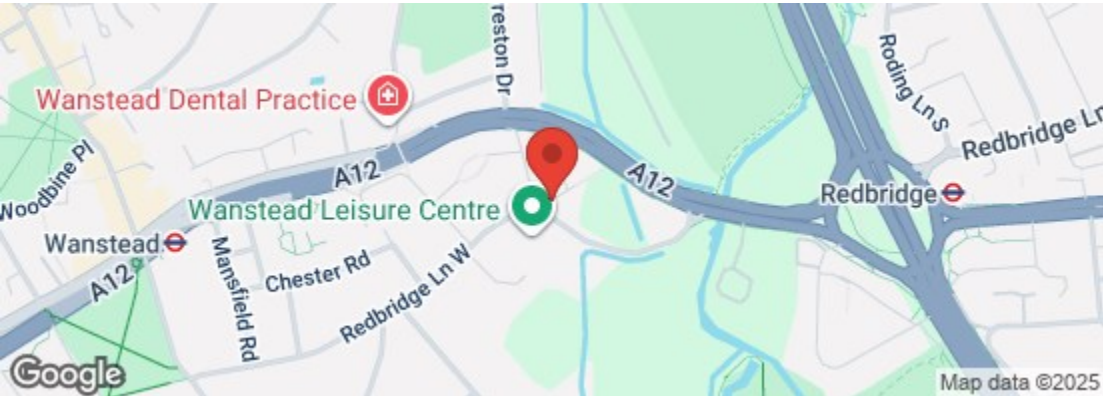
FIRST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



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Council: Redbridge | Council Tax Band: C | Floor Area: 721.19 sq ft

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	



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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River Close, Wanstead, E11 2LB

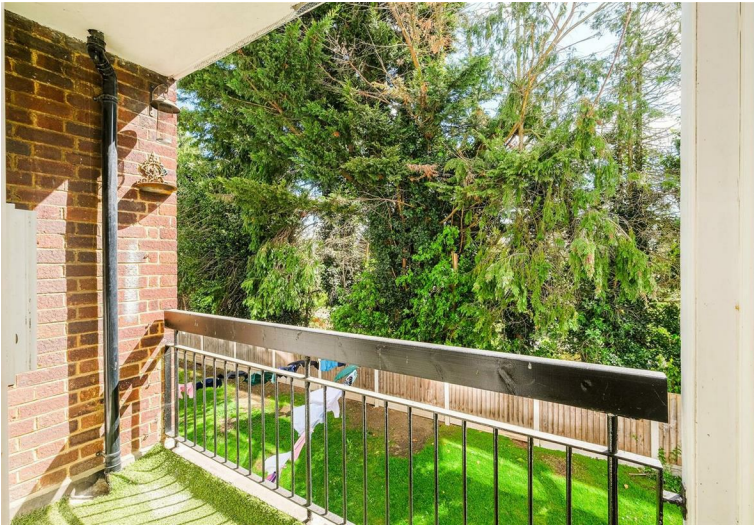
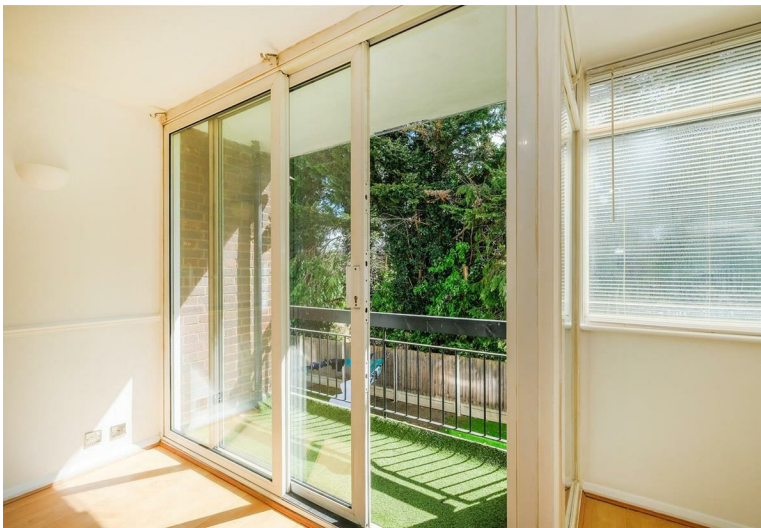
Offers In Excess Of £375,000 Leasehold - Share of Freehold

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



Request a Viewing: **020 8989 0011**

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



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

Churchill Estates are delighted to offer on a chain free basis this well-appointed first-floor, two double bedroom apartment featuring a private balcony and a share of the freehold with a long lease of 992 years remaining.

Upon arrival, residents are welcomed by a bright and spacious communal hallway, enhanced by large windows and secured via an entry phone system. Inside, the apartment is filled with natural light, with generous windows throughout. The property boasts a spacious lounge/dining area which provides a comfortable and inviting living space, fitted kitchen with plenty of storage cupboards throughout, two good size double bedrooms and a fully tiled bathroom.

Ideally located within very close proximity to both Redbridge (0.3 miles) and Wanstead (0.4 miles) Central line stations, the property offers excellent connectivity for city commuters. It's also conveniently close to Wanstead Leisure Centre (0.1 mile) and the vibrant Wanstead High Street, known for its array of cafés, restaurants, supermarkets and bars.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.

Council Tax Band: C
Lease term: 992 years remaining
Service Charge: £1,800 Per Annum
Ground Rent: N/A