



CHURCHILL
estates



Kingsley Grange, Snaresbrook

£575,000

Tenure : Leasehold - Share of Freehold

Floor Area : 742.00 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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 onward chain - Available to view immediately by appointment ****

Churchill estates are delighted to bring to the market this attractive and well presented two double bedroom conversion, located on the second floor of this stunning and imposing period dwelling.

This spacious property comprises a large and airy reception with feature fireplace, modern fitted kitchen with a range of base and wall units, three-piece bathroom suite, two well proportioned double bedrooms, useful loft space and an allocated external storage room.

Further benefitting from beautifully maintained communal gardens and grounds surrounding, entry phone security system, Share of Freehold with a long lease in excess of 130 years remaining, high ceilings throughout, attractive sash windows, gas central heating and being ideally positioned within a very short walk to Wanstead High Street with an array of local cafes, pubs and restaurants nearby and within close proximity to both Snaresbrook (110 yards) and Wanstead Central Line stations (0.6 miles).

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

Council Tax band D
Service Charge - £2,125 per annum







- No onward chain
- Period conversion
- Beautiful communal gardens
- Allocated external storage room
- Entry phone security

- Two double bedrooms
- Share of Freehold
- Attractive sash windows
- Located on the second floor
- Close proximity to both Snarebrook (110 yards) & Wanstead Central Line stations (0.6 miles)





2ND FLOOR



TOTAL FLOOR AREA : 742sq.ft. (68.9 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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Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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