



CHURCHILL
estates



Nightingale Lane, Wanstead

Offers In Excess Of
£375,000

Tenure : Leasehold

Floor Area : 505.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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



Churchill Estates are pleased to offer this ideally located two double bedroom ground floor flat, being sold with the added benefit of no onward chain.

The property features a modern open plan kitchen designed to maximise both storage and worktop space, a spacious living room with direct access to a private patio and well-maintained communal gardens.

Two generous double bedrooms, with the main bedroom including built in wardrobes and a family sized three piece bathroom suite.

Furthermore, the property benefits from a long lease of 137 years remaining, an entry phone system, double glazing and gas central heating throughout. All whilst being within walking distance of Wanstead High Street, Wanstead Station (0.3 miles) and Snaresbrook Station (0.5miles).

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

Service Charge: £1,000 Per Annum
Ground Rent: £15 Per Annum

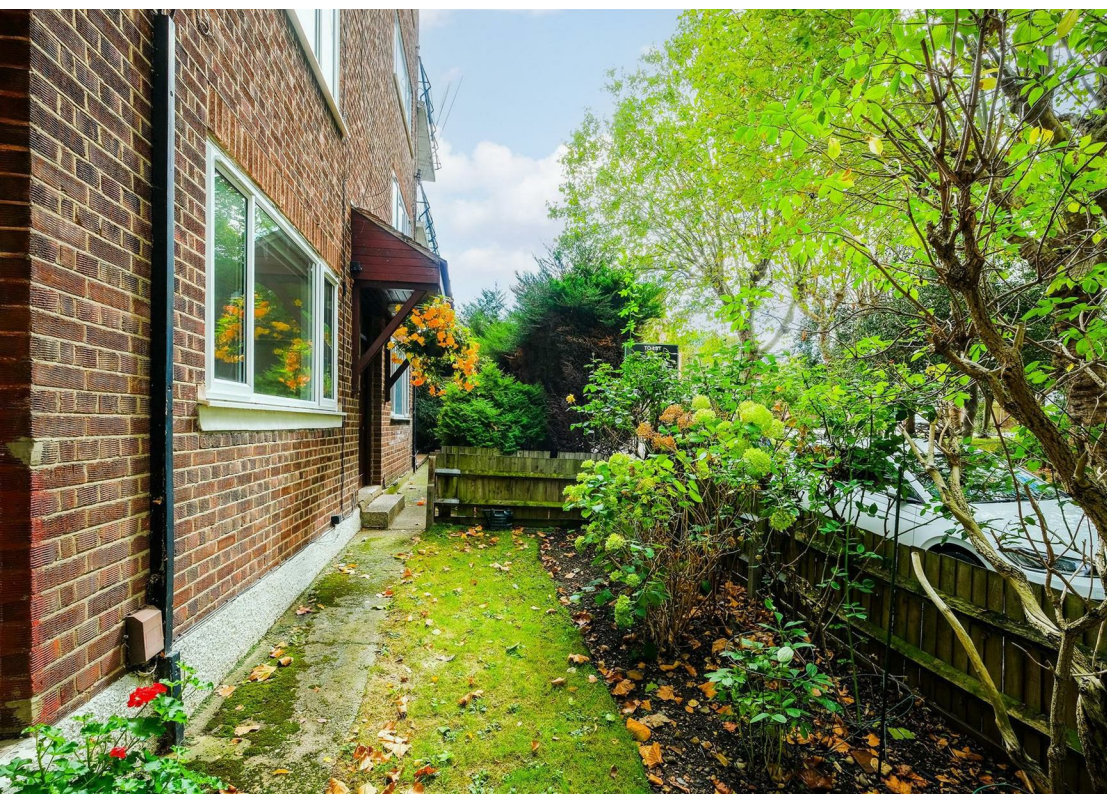




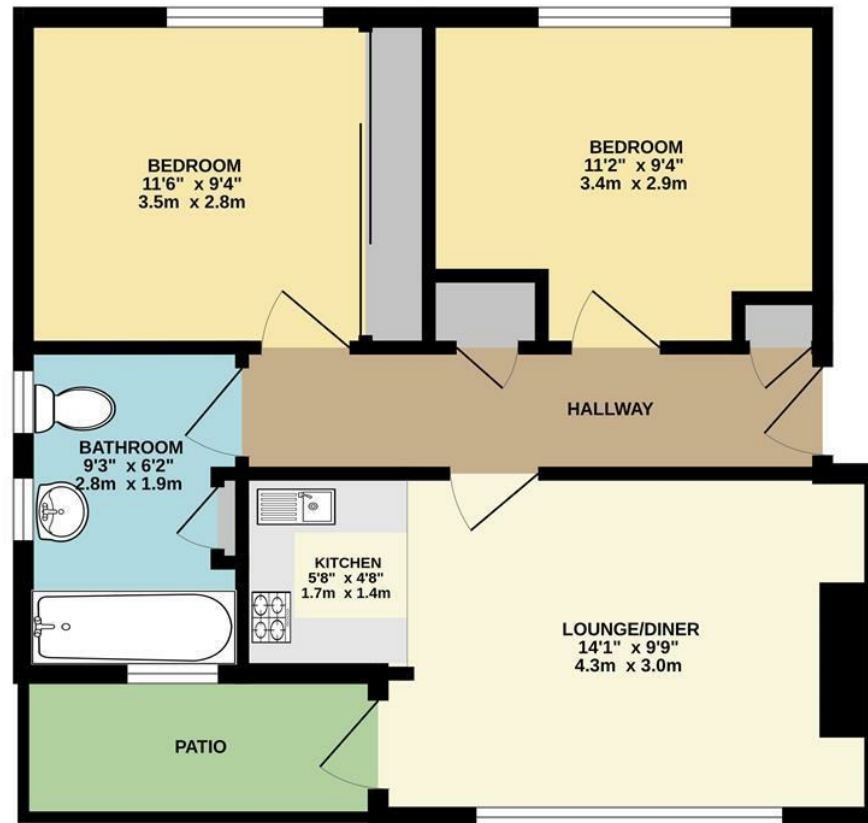


- Chain free sale
- Ground floor flat
- Long lease 137 years remaining
- Entry phone system
- Close proximity to Wanstead High Street
- Two double bedrooms
- Direct access to private patio
- Communal garden
- Double glazing and gas central heating
- Wanstead Station (0.3 miles) and Snaresbrook Station (0.5 miles)





GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506sq.ft. (47.0 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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To view call **020 8989 0011**

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