



CHURCHILL
estates

Selsdon Road, Wanstead

£400,000

Tenure: Leasehold

Floor Area: 516.00 sq ft

Local Authority: Redbridge

Council Tax Band: B

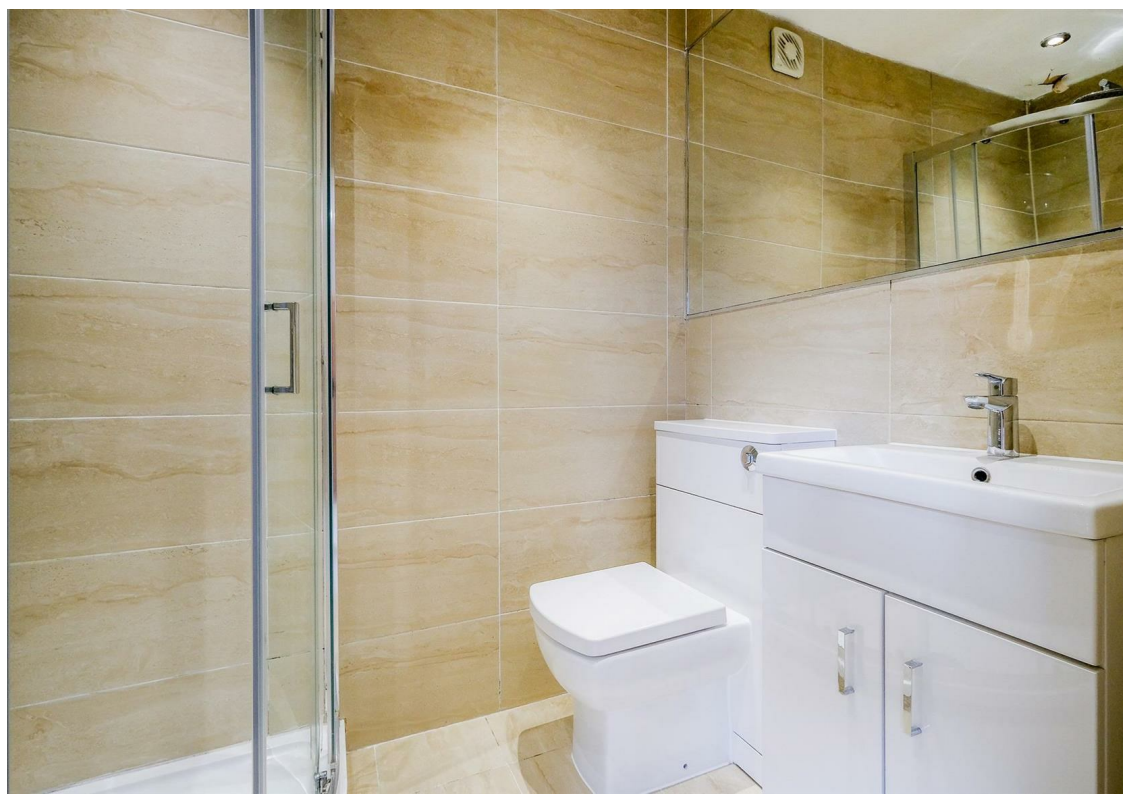
Bedrooms : 2

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
(55-68) D	63	
(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 delighted to present this chain-free two double bedroom, two bathroom ground floor period conversion, set within a charming brick-fronted property.

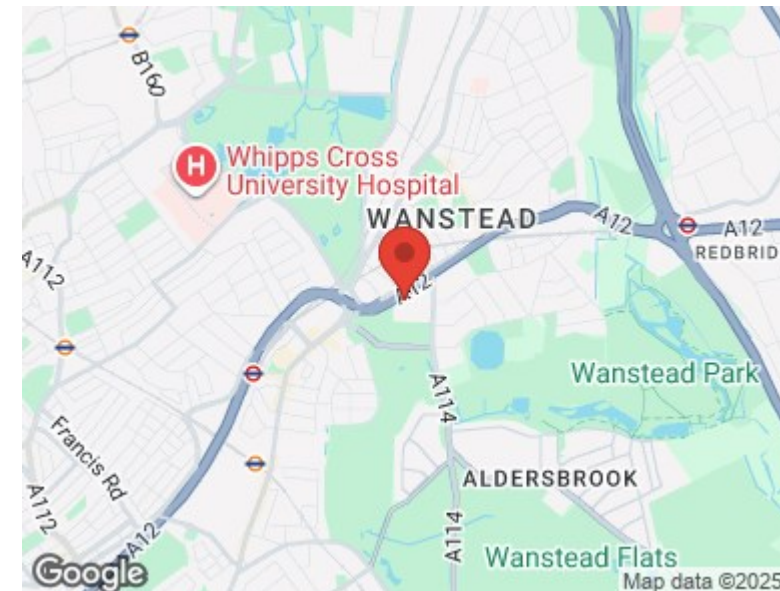
The home features a bright and spacious open-plan kitchen, dining and living area, beautifully enhanced by a striking bay window that floods the room with natural light. The main bedroom enjoys a fully tiled en-suite shower room and direct access to a private strip of garden with side access. A second double bedroom is also generously proportioned, with a separate family bathroom that completes the home.

The lease will be extended to 160 years upon purchase by the current owner, ensuring long-term tenure and adding to the appeal of this attractive period conversion.

Located just 0.4 miles from Wanstead Central Line station and a short walk to Wanstead High Street, the property offers excellent transport links for commuters. It is also within easy reach of well-regarded local schools, including Wanstead Church School (Outstanding) approximately 0.3 miles away, and Wanstead High School (Good) around 0.5 miles away, making it an ideal home for young families.

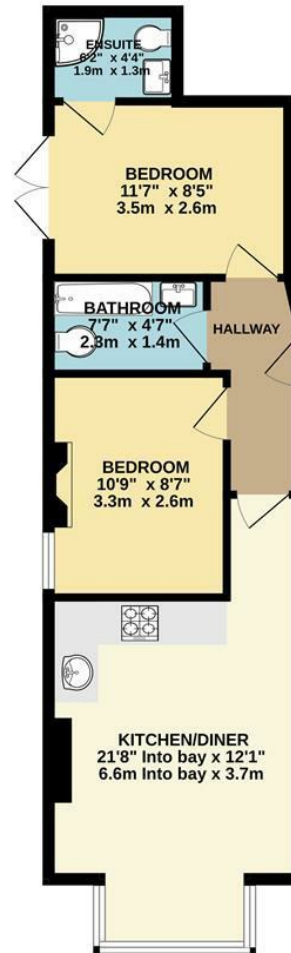
For further information or to arrange a viewing, please contact our office at your earliest convenience to avoid disappointment.

Service charge: £350 pa
Ground rent: £350 pa





GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517sq.ft. (48.0 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**