



CHURCHILL
estates



Blake Hall Road,
Wanstead

Offers In Excess Of
£575,000

Tenure : Share of Freehold

Floor Area : 1302.43 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 delighted to bring to market this very well presented three bedroom ground floor conversion.

Forming part of a beautiful period building, this charming home benefits from its own private front door and retains a wealth of character features, including high ceilings and a striking tiled floor in the kitchen. The accommodation includes three spacious bedrooms, a generous kitchen/diner in excellent condition with direct access to the communal gardens and a large cosy reception room with ample storage. The property also boasts a sizeable basement providing excellent storage or potential for further use (STPP). Externally, there is communal parking to the front, together with access to the well-tended communal gardens to the rear.

The property is also sold with a Share of Freehold and the added benefit of no onward chain.

The location is excellent, being just 0.3 miles from Wanstead Tube Station and Wanstead High Street, with its wide range of shops, cafes and amenities. Families are also well served by several highly regarded local schools, including Aldersbrook Primary School, rated Outstanding by Ofsted, as well as Wanstead Church School and Our Lady of Lourdes RC Primary School, both rated Good. For secondary education, Wanstead High School is also nearby and enjoys a Good Ofsted rating.

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







- Three bedroom ground floor conversion
- No onward chain
- Sizeable basement providing excellent storage
- Communal parking to the front
- Highly regarded local schools nearby
- Share of Freehold
- Direct access to rear communal garden
- Charming period features including high ceilings and a striking tiled kitchen floor
- Prime location just 0.3 miles from Wanstead Station and High Street
- Service charge £150 PCM

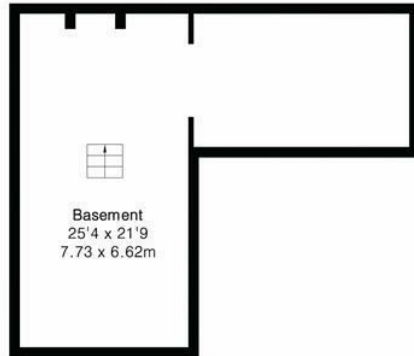




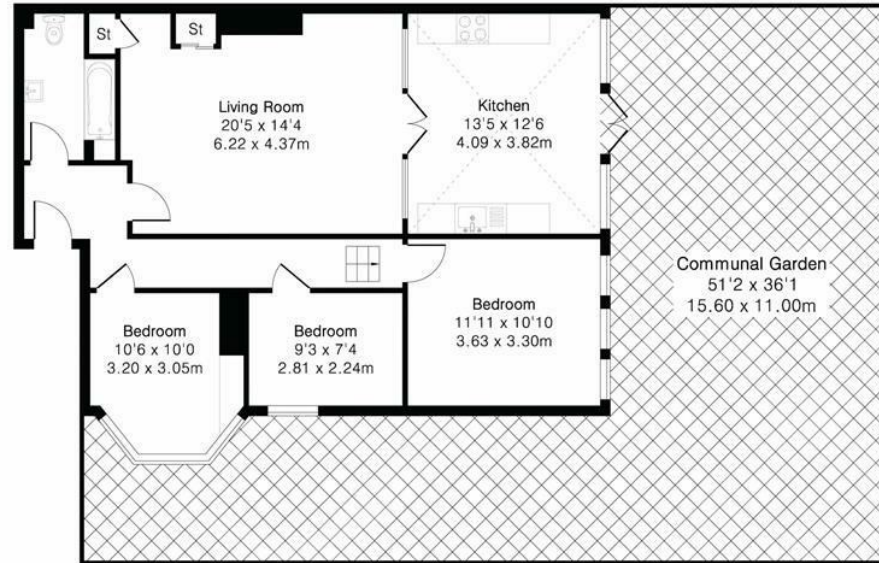
Approximate Gross Internal Area 1296 sq ft - 121 sq m

Basement Area 364 sq ft – 34 sq m

Ground Floor Area 932 sq ft – 87 sq m



Basement



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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To view call **020 8989 0011**

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