



CHURCHILL
estates



Sansom Road,
Leytonstone

£275,000

Tenure : Leasehold

Floor Area : 495.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 chain - Available to view by appointment only ****

Churchill estates are delighted to bring to the market this well presented one double bedroom apartment, which has been maintained to a high standard throughout by the current vendors and is located on the first floor of this purpose built development.

This well proportioned property comprises a sizeable living/dining room, spacious fitted kitchen/ breakfast room, a modern three-piece bathroom suite, large double bedroom and plenty of useful storage cupboards throughout.

Further benefits include an expansive and gated communal garden for residents only, entry phone security, large and bright communal staircase, residents parking, gas central heating, double glazing throughout and being ideally located within very close proximity to the beautiful open greenery of Wanstead Flats.

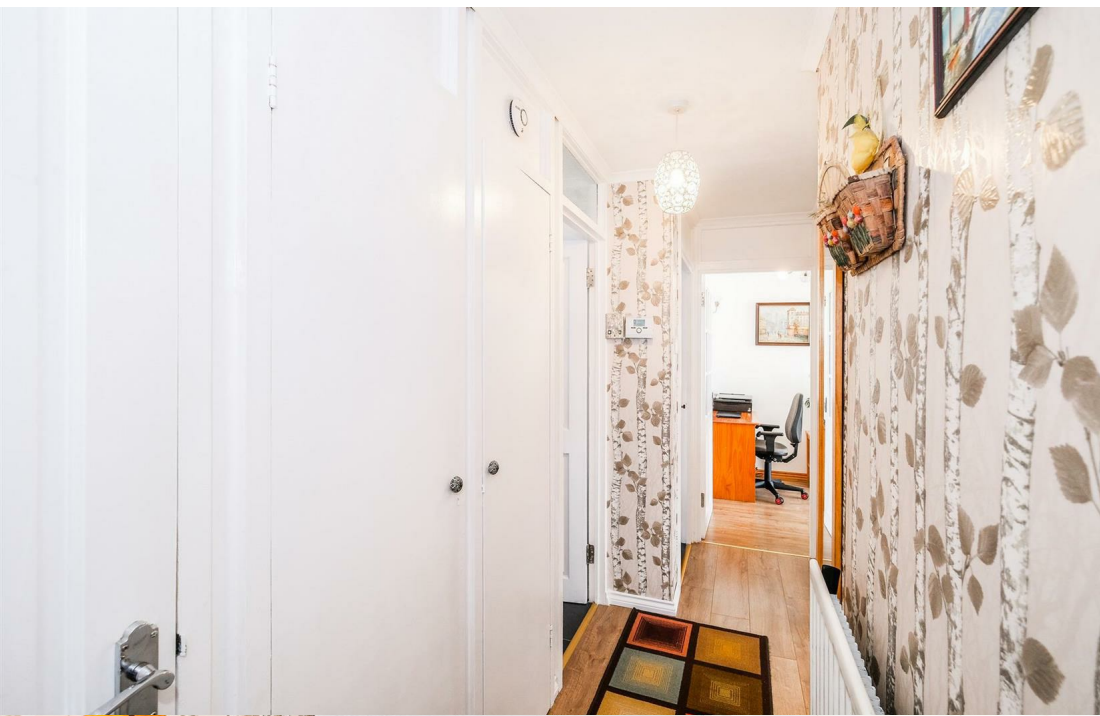
Also nearby you have Leytonstone Central line station (0.7 miles) and Leytonstone High Road along with Overground station (0.4 miles), offering a wide variety of amenities including popular eateries, supermarkets, bars and restaurants.

In our opinion this apartment would make an ideal first time purchase and for more information or to arrange an appointment to view, please contact the office at your earliest convenience.

- Lease remaining - 89 years
- Service charge - £840 per annum
- Ground rent - £10 per annum
- Council Tax band B





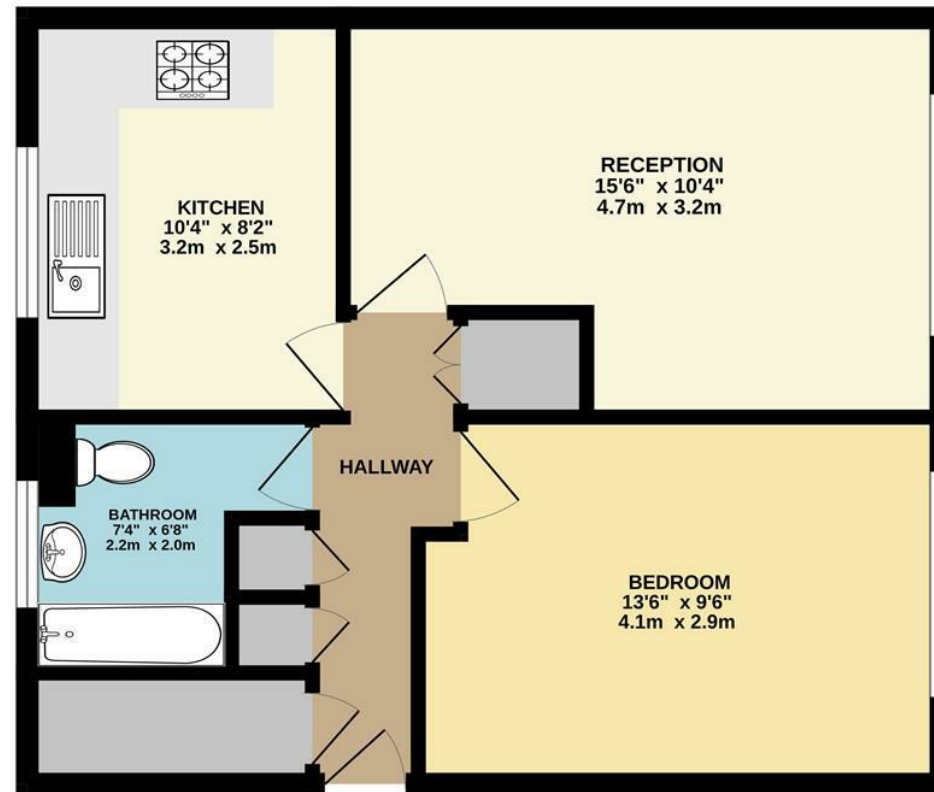


- One double bedroom apartment
- Sizeable lounge/dining room
- Modern bathroom
- Gas central heating & double glazing
- Residents parking
- Located on the first floor
- Spacious kitchen/breakfast room
- Plenty of storage throughout
- Gated communal garden
- Entry phone security





FIRST FLOOR



TOTAL FLOOR AREA: 495sq.ft. (46.0 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.
Made with Metropix 5/2025

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To view call **020 8989 0011**

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