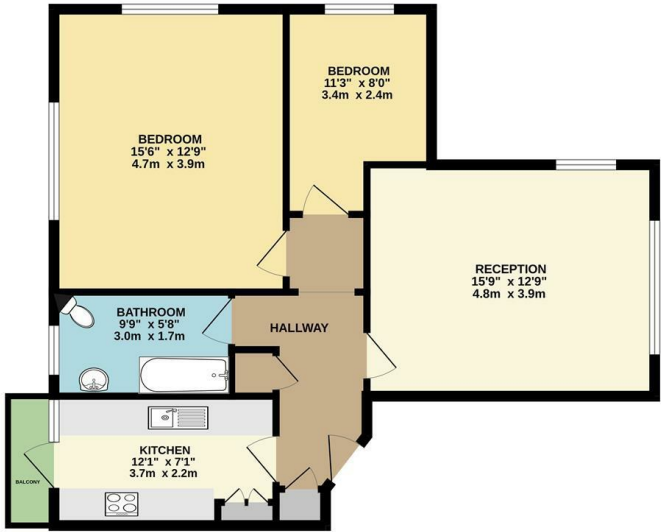




FIRST FLOOR



TOTAL FLOOR AREA: 840sq ft (78.0 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor area, we do not accept any responsibility for any errors or omissions in this document. This plan is for guidance only and should not be used for any other purpose. The actual floor area may vary slightly from the figures given. We do not warrant the accuracy of this information.

Council: Redbridge | Council Tax Band: C | Floor Area: 840.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



The Shrubbery, Wanstead, E11 2EL

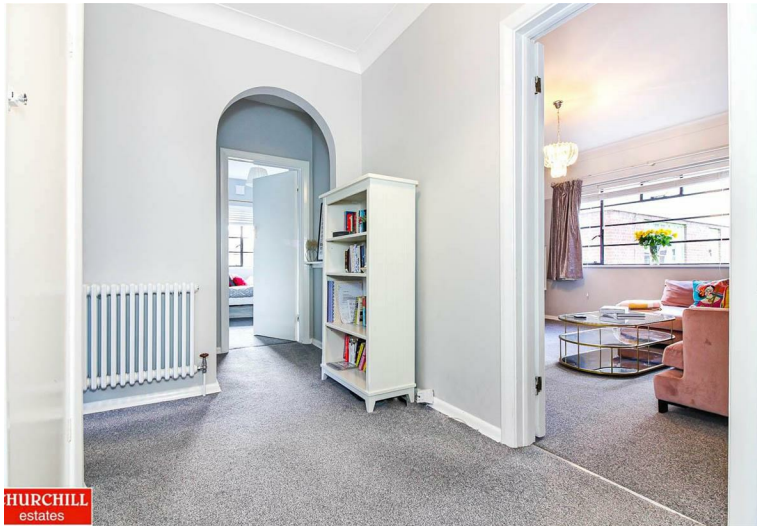
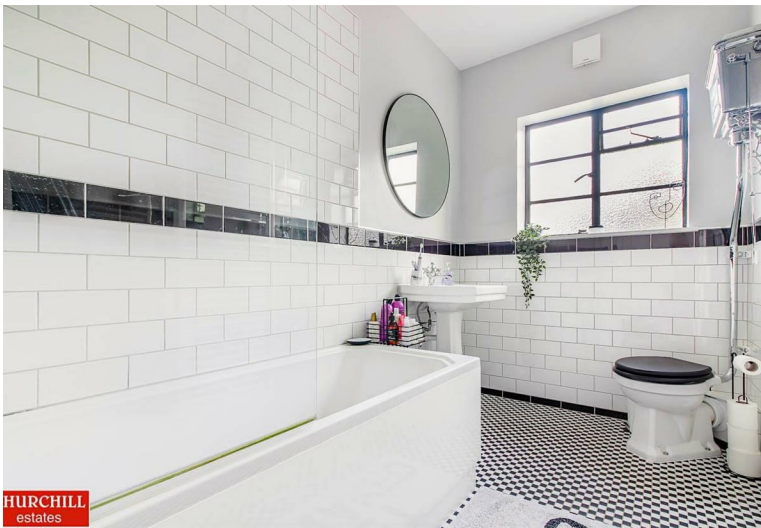
£500,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: 020 8989 0011

Email: wanstead@wearechurchills.co.uk



** No chain - Available to view from Saturday 20th July by appointment only **

Situated in this desirable Art Deco 1930's mansion block, is this extremely spacious two double bedroom apartment located on the first floor which has been maintained to a high standard throughout.

The property comprises a generous entrance hall with two built in storage cupboards, spacious lounge / dining room with dual aspect windows allowing an abundance of natural light, modern fitted kitchen with ample storage and access to a balcony area, an expansive bright and airy main bedroom, second double bedroom and a modern three-piece bathroom featuring stylish metro tiles and a 'Burlington' WC with aluminium high level cistern.

Further benefitting from communal parking on a first-come, first-served basis, gas central heating and being ideally situated in a sought after location within a short stroll of both Wanstead (0.4 miles) and Snaresbrook Central Line stations (0.3 miles) along with Wanstead High Street (140 yards) and all its popular local amenities.

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

Lease Term: 162 years | Service Charge: £1,576.32 per annum

