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FOR SALE

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Hollybush Hill, London

Guide Price £350,000

Tenure : Leasehold

Floor Area : 548.96 sq ft

Local Authority : Redbridge

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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £350,000 - £375,000

Churchill Estates are delighted to bring to market this extremely spacious one bedroom apartment which has the added benefit of being offered chain free ideal for both first time buyers or investors.

This charming flat is ensconced within a period property offering high ceilings and space throughout, the expansive lounge offers a large bay window to the front allowing natural light to flood through. A generous sized bedroom overlooking the lovely rear garden, a modern fitted kitchen with ample storage units, worktops and integrated appliances and a modern fitted bathroom. The property further benefits from its own private section of garden which offers a wonderful oasis of calm and relaxation.

Situated in the sought after location of Wanstead also bordering Leytonstone, which has the convenience of both Wanstead and Leytonstone central line stations within easy walking distance along with an eclectic mix of restaurants, cafes, bars shops and local pubs just a stone's throw away.

For further information or to arrange a viewing please contact the office at your earliest convenience.





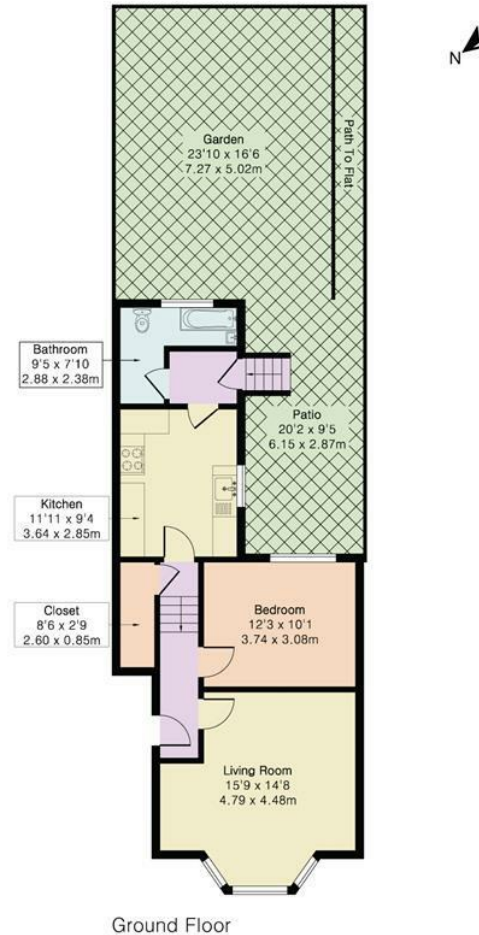


- Guide Price £350,000 - £375,000
- Set within a charming period property featuring high ceilings
- Double bedroom overlooking the private rear garden
- Private section of garden providing a peaceful outdoor retreat
- Long lease with 173 years remaining
- Being sold with no onward chain
- Generous lounge with a large bay window to the front
- Modern fitted kitchen with ample storage, worktops & integrated appliances
- Excellent location bordering Wanstead & Leytonstone
- Council Tax Band: B





Approximate Gross Internal Area 612 sq ft - 57 sq m



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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