



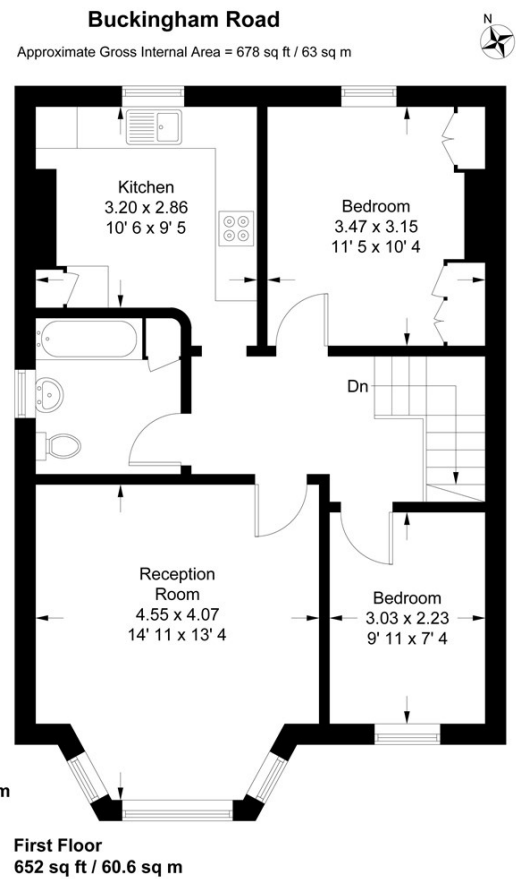
Directions

Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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	



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



18B Buckingham Road, Wanstead, E11 2EB

Offers In Excess Of £480,000

- Converted period apartment
- First floor
- Good sized lounge
- Private entrance door
- Share of freehold
- Desirable Counties Estate
- Two bedrooms
- Kitchen/breakfast room
- Own section of private garden
- Chain free

18B Buckingham Road, Wanstead E11 2EB

A two bedroom, first floor converted apartment in Wanstead's desirable Counties Estate. The property benefits from its own private entrance, private garden, good sized lounge and a share of the freehold and no onward chain.

0.5 Miles from Wanstead High Street and 0.6 Miles from Wanstead Station, this first floor apartment is located in the Counties Estate in Wanstead – a leafy conservation area made up of attractive Edwardian homes. Converted in the 1970's, this first floor property still benefits from the high ceilings and large windows from its original build, giving an impression of space and light throughout.

The home is practically laid out, making the most of the space on offer with all rooms leading from a central landing area. To the front of the property there is a spacious lounge enjoying a favourable Southerly facing, ensuring sun floods through the bay window early morning until late evening - the ideal place to relax at any time of day. Across the hallway the separate takes in views over the rear garden and has enough room on offer to accommodate a small breakfast. There are two bedrooms on offer, the principal with a good deal of fitted storage with the second bedroom large enough to comfortably accommodate an occasional bed and desk or double bed. The bathroom is neat and tidy with space for a bath and large window providing plenty of natural light and ventilation. The private garden can be accessed via the side of the property and can be kept as a low maintenance area to sit and enjoy or re-imagined by those with a passion for gardening. The property further benefits from a share of the freehold and no onward chain.

EPC RATING: D61

Council Tax Band: C

Lease Information: Lease Information: 999 years from 25 September 1975 (951 years currently remain)

Service Charge: N/A

Ground Rent: Peppercorn

RECEPTION ROOM

14'11" x 13'4"

KITCHEN

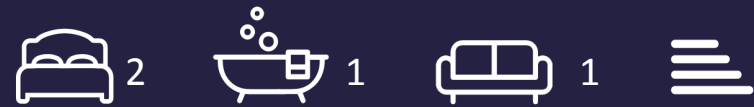
10'6" x 9'5"

BEDROOM ONE

11'5" x 10'4"

BEDROOM TWO

9'11" x 7'4"



Council Tax Band: C

