



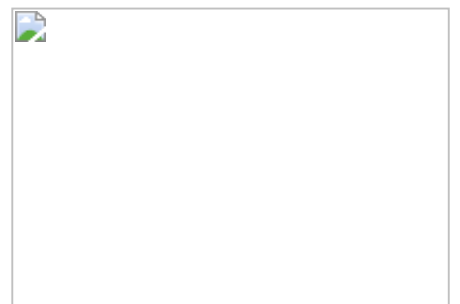
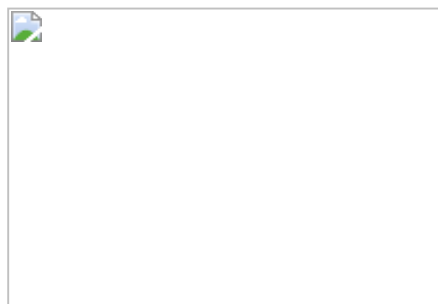
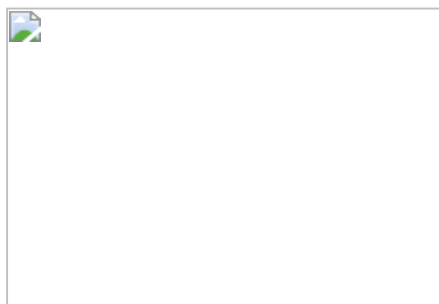
WHERE STANDARDS MATTER

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### Clock Court, Victory Road, Wanstead, E11

\*\* One bedroom apartment \*\* \*\* Popular development \*\* \*\* Parking available \*\* \*\* Walking distance to SNARESBROOK central line station \*\* \*\* Unfurnished \*\* \*\* Top Floor \*\* Available 6TH June 2024\*\* \*\* EPC Rating: D. Council Tax C

**Rent: £1,350 - Monthly**



# Clock Court, Wanstead E11

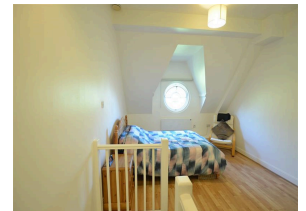
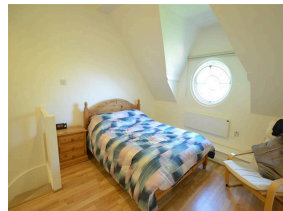
## Lounge



## Kitchen



## Bedroom One



## Bathroom

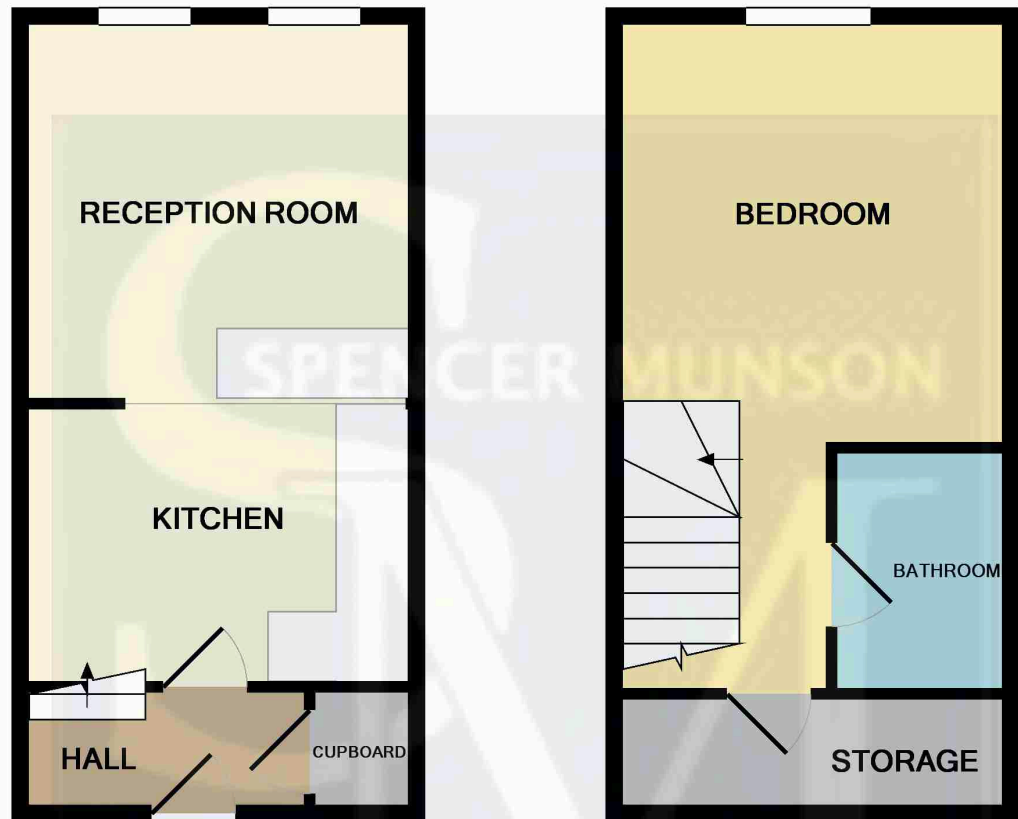


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		80
55-68 <b>D</b>	67	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

SPENCER MUNSON are pleased to offer this character one bedroom apartment situated in the popular Clock Court development. This one bedroom apartment is in an excellent location for Snaresbrook Central Line Station which is only a few stops from Stratford (Westfield shopping, Olympic Park and access to DLR and mainline networks) and on to The City and West End of London with 24 hours service at weekends. It is also only a short walk to Wanstead High Street with its range of shops, boutiques, bars, cafés and restaurants and other local amenities. This well balanced one bedroom apartment consists of a spacious lounge, double bedroom, separate fitted kitchen, fitted bathroom and allocated parking area. This property is available early June on an unfurnished basis EPC rating : D Council Tax C

## Clock Court, Wanstead E11



GROUND FLOOR  
APPROX. FLOOR  
AREA 252 SQ.FT.  
(23.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 252 SQ.FT.  
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 504 SQ.FT. (46.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.