



**3 Bed
Apartment
located in**



Flat 3, 63 New Wanstead London E11 2SA



3



2



1



£2,200 Per Month

Modern 3 Bedroom Split-Level Flat - Snaresbrook E11

****Video tour available on request****

DUE TO PROPERTY LICENCE, WE WILL ONLY CONSIDER FAMILIES

Sincere Lettings are pleased to offer this brand new three bedroom, first floor split-level flat, located just a 5-minute walk to Snaresbrook Underground Station. The property has been fully refurbished throughout, finished to a modern standard with wooden flooring, gas central heating, and double glazed windows.

All three bedrooms are well-sized, and the flat benefits from a large open-plan reception and kitchen area, one bathroom, one WC, and balcony space — perfect for family living.

Key Features:

- 3 good-sized bedrooms
- 1 bathroom and 1 WC
- Split-level first floor flat
- Large open-plan kitchen and reception





Flat 3, 63 New Wanstead, London, E11 2SA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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