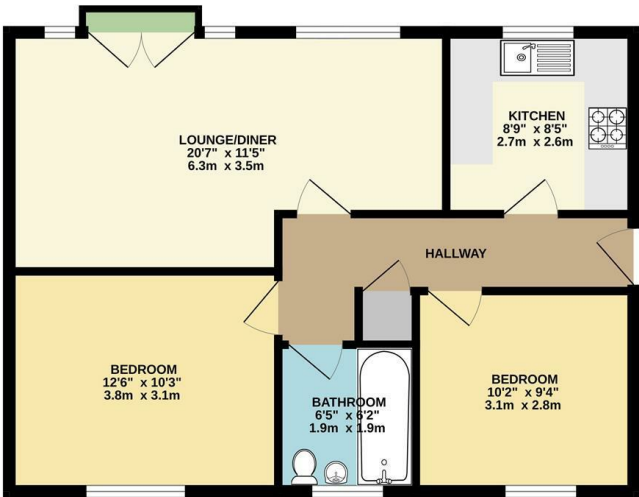


THIRD FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, walls, doors, windows, etc. are approximate and should not be used as a basis for any legal or financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. The plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction.

Council: Newham | Council Tax Band: C | Floor Area: 619.00 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.

CHURCHILL
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Queensberry Place, Manor Park, E12 6UW
Offers In Excess Of £280,000 Leasehold

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



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Located within a modern purpose built development, Churchill Estates are delighted to present for sale this spacious top-floor apartment, offering comfortable and contemporary living throughout.

Positioned just 0.5 miles from Manor Park Station on the Elizabeth Line, this apartment offers excellent transport links into central London, Canary Wharf and Heathrow, making commuting effortless. The nearby Wanstead Flats and local parks also provide a welcome retreat from city life, while a range of shops, cafes and amenities are within easy reach.

The property comprises two generously sized double bedrooms, a bright and airy lounge/dining room with a Juliet balcony and a good size kitchen and bathroom. Further benefits include a long lease remaining, allocated parking, secure entry phone system and access to attractive communal gardens, making this an excellent opportunity for both first-time buyers and investors alike.

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

Lease Term: 100 years
Service Charge: £1,559.74
Ground Rent: £120.00 Per Year

