
CAMDEN ROAD
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Chester Road, Wanstead

Offers In Excess Of £375,000

Bedrooms: 1 | **Receptions:** 1 | **Bathrooms:** 1

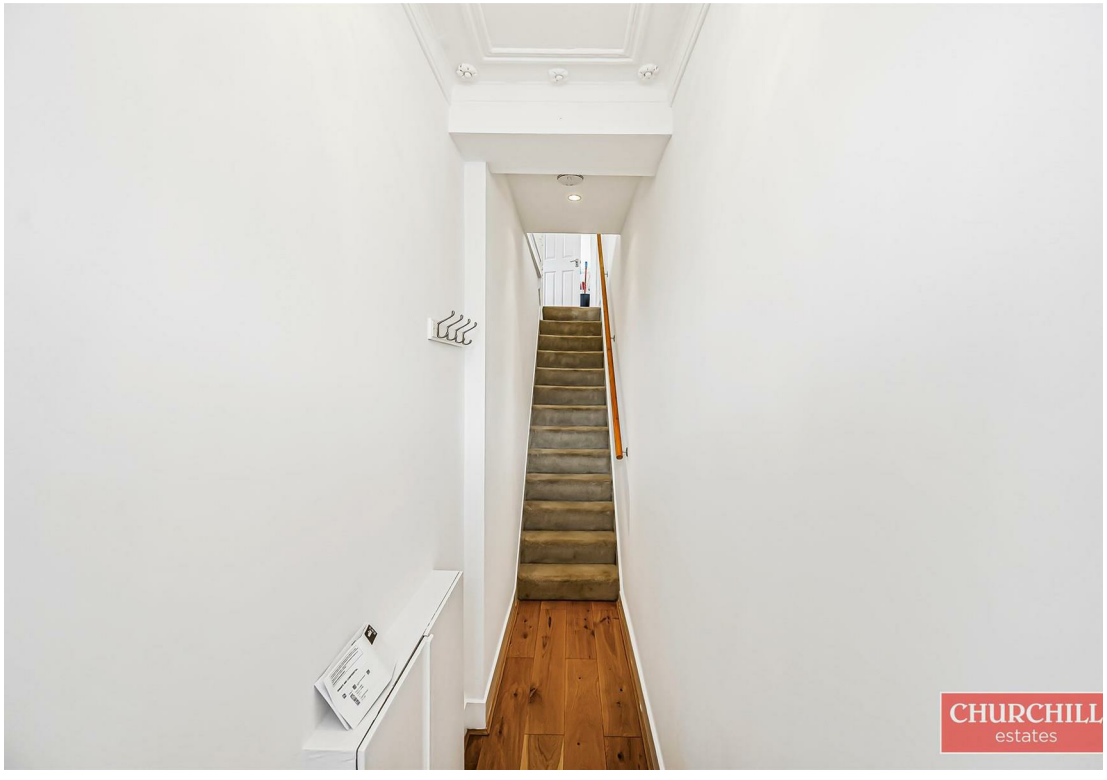
Tenure: Leasehold

Floor Area: 821.00 sq ft

Local Authority: Redbridge

Council Tax Band: B

- Offered To The Market With No Onward Chain
- Bright & Spacious First Floor Garden Flat
- Rare Privately Owned Rear Garden
- Own Private Front Door
- Versatile Loft Room
- Spacious Double Bedroom
- Modern Fully Tiled Three Piece Bathroom Suite
- Long Lease 87 Years Remaining
- Fantastic Transport Links
- Within Catchment Of Ofsted Outstanding Schools


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Churchill Estates are proud to bring to the market this bright and spacious first floor garden flat, offered chain free and with a 90 year lease whilst being ideally situated in a popular residential area of Wanstead.

The property offers well-proportioned accommodation throughout and would make an excellent first-time purchase, investment opportunity or comfortable home for a couple or professional.

Upon entering through the property's own private front door you are welcomed into a bright and spacious reception room providing an inviting living space with plenty of room for both relaxing and entertaining.

The generous double bedroom offers excellent proportions and ample space for a range of bedroom furniture, while the well appointed kitchen benefits from an extensive range of base and wall mounted units providing plentiful storage and workspace. Completing the main accommodation is a modern fully tiled three-piece bathroom suite finished with a clean and contemporary feel.

A particularly useful feature is the spacious loft room which is currently being utilised as a bedroom and provides an excellent additional area of accommodation. Accessed via a loft ladder the room offers considerable versatility and could equally be used as a home office, study, hobby room, dressing room or additional storage space. While it cannot be marketed as a formal bedroom its current use demonstrates the practical potential this space offers.

Externally the property benefits from the highly desirable and particularly rare advantage of a privately owned rear garden. The garden belongs specifically to this property rather than being communal and is accessed conveniently via the side of the property. Spacious and low maintenance it provides an excellent private outdoor area for entertaining, relaxing or enjoying the warmer months — a feature rarely found with properties of this type in the local area.

The property is ideally positioned for enjoying a combination of excellent transport connections, green open spaces, independent shops, cafes, restaurants and local amenities. Wanstead Park in particular offers attractive open spaces and woodland, while Wanstead Flats provides a vast area of open grassland popular with walkers, runners and sports enthusiasts.

Transport links are a major advantage of this location. Wanstead Underground Station is approximately 0.1 mile away, providing access to the Central line and convenient connections across East London and into Central London.

The property is also well placed for a number of local schools making the location attractive to families with Wanstead High School approximately 0.2 miles away, Wanstead Church School 0.4 miles away and Our Lady of Lourdes School approximately 0.5 miles away.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

(Disclaimer: Garden images have been AI-enhanced for illustrative purposes and may differ from their current condition)








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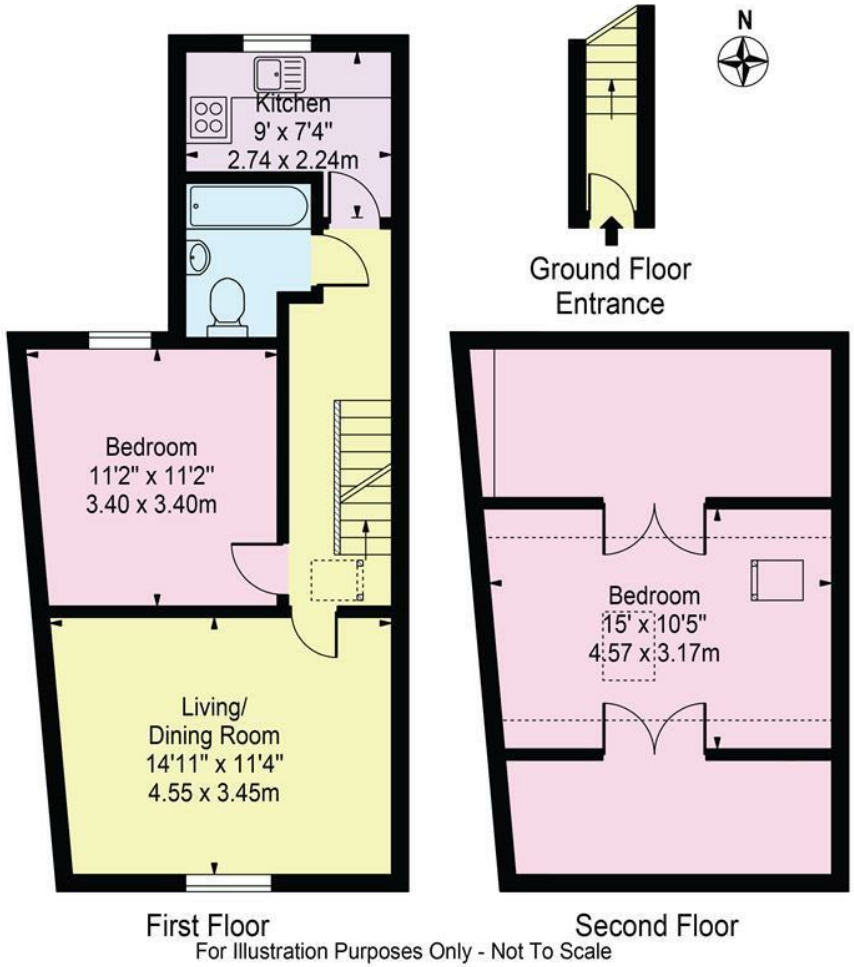

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Approx. Total Internal Area 821 Sq Ft - 76.27 Sq M
(Including Restricted Height Area)
Approx. Gross Internal Area 598 Sq Ft - 55.56 Sq M
(Excluding Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

To view call **020 8989 0011**

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