

TOTAL APPROX. FLOOR AREA 398 SQ.FT. (37.0 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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Council: Redbridge | Council Tax Band: A | Floor Area: sq ft

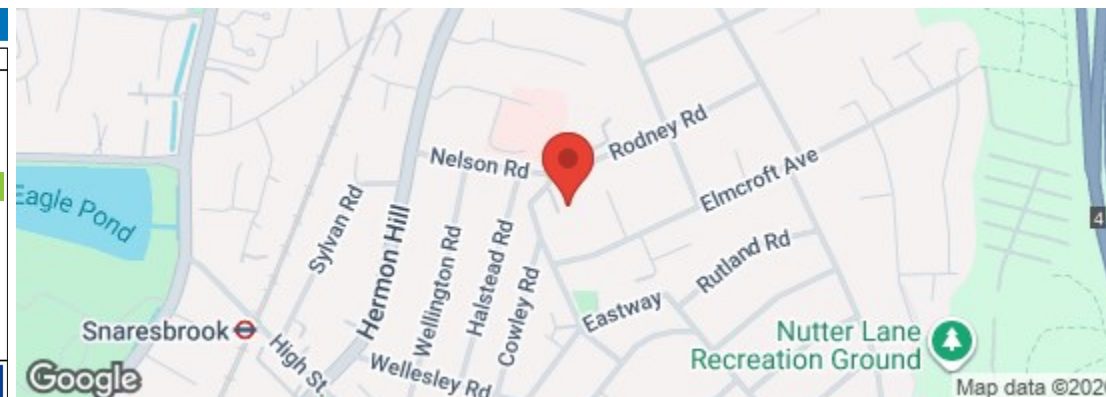


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Sultan Road, Wanstead, E11 2DF  
£1,250 Per Calendar Month

Bedrooms: 0 | Reception Rooms: 1 | Bathrooms: 1

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		56	71
	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.

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Request a Viewing: **020 8989 0011**

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



Available Now - Part-Furnished - Churchill Estates are pleased to offer this newly decorated Ground Floor Studio Maisonette located conveniently for access to both Snaresbrook & Wanstead Central Line Stations, Local Bus/Cycle Routes and High Street with a plethora of Bars, Restaurants, Coffee Shops, Bakeries and Boutiques. The property itself features a sizeable entrance hallway with generous in-built storage cupboards, modern kitchen with appliances and further in-built storage, modern bathroom suite, 14ft bedroom/living space with bay window, double glazing and gas central heating. Early Viewings Advised.