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Cedar Court, Wanstead

Offers In Excess Of
£425,000

Tenure : Leasehold

Floor Area : 613.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	80	
(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 



Churchill Estates are proud to bring to the market this spacious two bedroom first floor apartment, offering bright well proportioned accommodation throughout and is situated within a well maintained, self managed purpose built development on the highly sought after Grosvenor Road.

The property features a generous dual aspect reception room flooded with natural light throughout the day creating a welcoming and airy living space. The separate fitted kitchen is well equipped with a range of base and wall units providing ample storage and workspace. There are two bedrooms comprising a generous double bedroom and a well sized single bedroom making the property ideal for couples, small families or those seeking a home office. Completing the accommodation is a fully tiled three piece family bathroom.

Positioned within a particularly quiet and peaceful block the property further benefits from allocated off street parking within a private residents' car park, well maintained communal areas and beautifully kept communal gardens with seating providing a pleasant outdoor space for residents to enjoy.

The location is one of the property's standout features. Cedar Court is just moments from the vibrant Wanstead High Street offering an excellent selection of independent shops, cafes, restaurants and bars. Excellent transport links are also within easy reach with both Wanstead Underground Station (0.4 miles) and Snaresbrook Underground Station (0.3 miles) on the Central Line providing swift and convenient access into the City, West End and beyond.

Offering a combination of peaceful surroundings, excellent amenities and outstanding transport connections, this is an exceptional opportunity to acquire a superb home in the heart of Wanstead.

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



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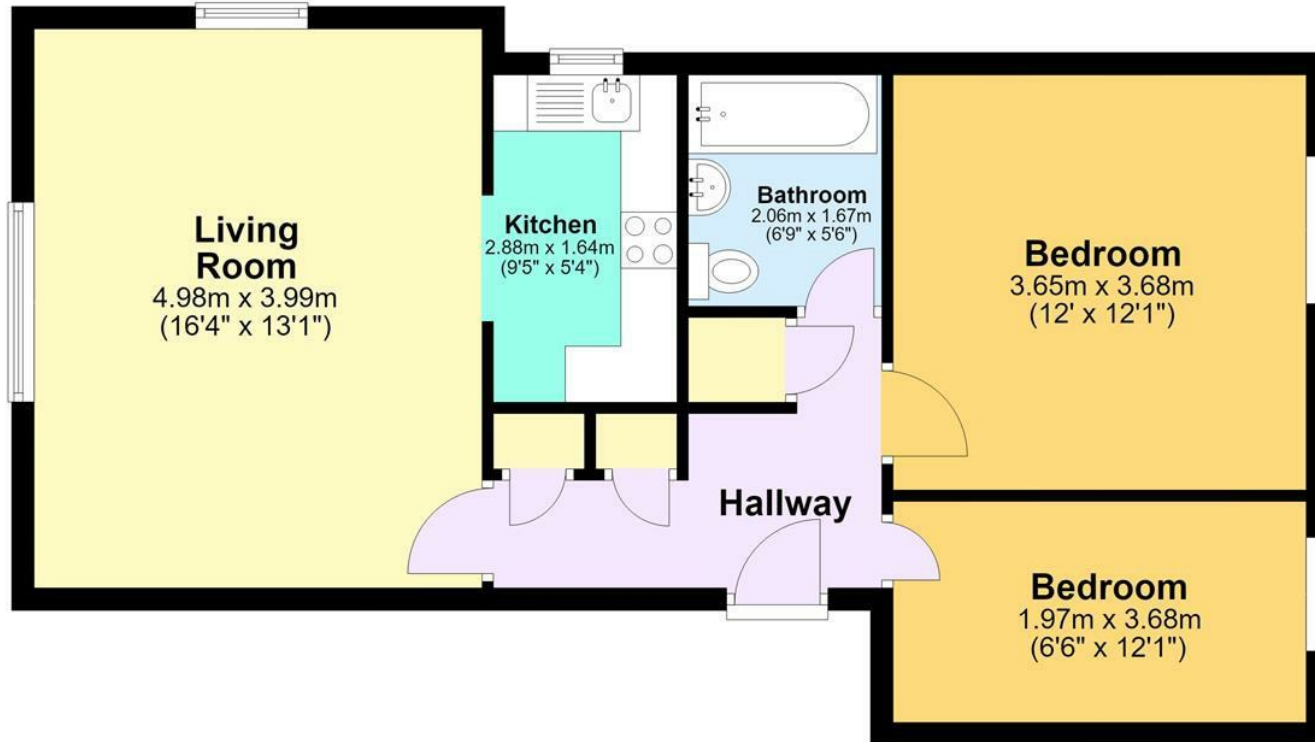
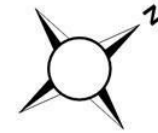
- Offered with no onward chain
- Bright dual aspect reception room offering an abundance of natural light throughout the day
- Fully tiled three piece family bathroom
- Quiet and peaceful position within the sought after Cedar Court development
- Excellent local amenities including independent shops, cafes, restaurants and bars within easy walking distance
- Spacious first floor apartment with two well proportioned bedrooms
- Separate fitted kitchen with a range of base and wall units providing excellent storage and workspace
- Self managed purpose built development
- Benefits from allocated off street parking and beautifully maintained communal gardens
- Wanstead Underground Station (0.4 miles) and Snaresbrook Underground Station (0.3 miles)





First Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 57.5 sq. metres (618.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Cedar Court

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