



SELWORTHY CLOSE

CHURCHILL
estates

Selworthy Close, London

Offers In Excess Of
£400,000

Tenure : Leasehold

Floor Area : 806.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are pleased to present this spacious top floor, two double bedroom flat, offered on a chain free basis.

Situated in a highly sought after location, the property boasts a long lease of 947 years and includes a garage en-bloc. While clean and well maintained the flat offers scope for modernisation, though this is not immediately necessary.

The accommodation comprises a large living room that benefits from plenty of natural light and provides generous space for both relaxing and dining. Fitted kitchen that offers ample cupboard and worktop space, a family sized bathroom and two generously sized double bedrooms. In addition, three large storage cupboards located in the hallway provide excellent storage options.

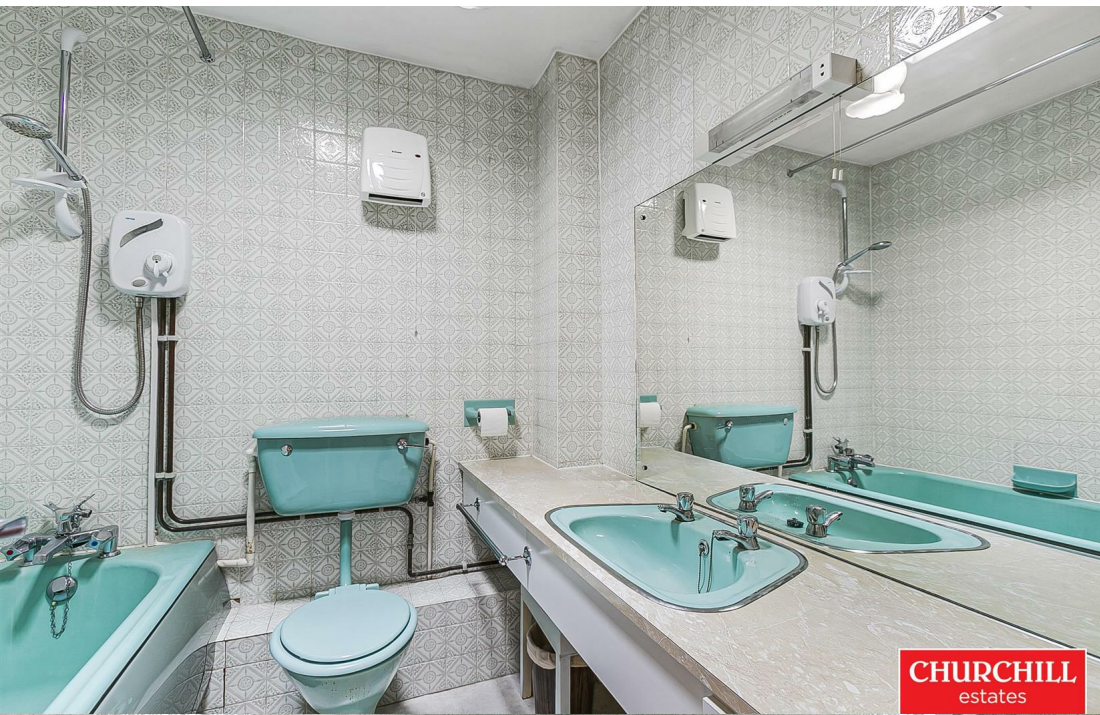
Additional features include an entry phone system, ample parking and well kept communal gardens.

Located in a peaceful cul-de-sac location, the property is close to excellent local schools including Our Lady of Lourdes RC Primary School (0.3 miles), Snaresbrook Primary School (0.5 miles) and Wanstead Church School (0.2 miles). Transport links are also superb with Snaresbrook Underground Station (0.2 miles) and Wanstead Underground Station (0.4 miles) both within walking distance.

For further information or to arrange a viewing, please contact our office at your earliest convenience.





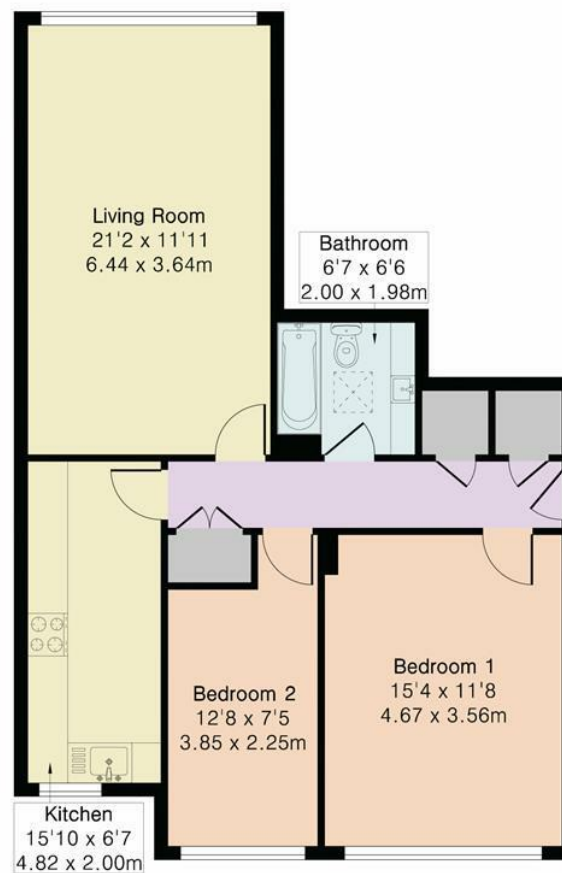


- Spacious top floor flat with two double bedrooms
- Long lease of 947 years remaining
- Bright & spacious living room with space for both relaxing & dining
- Family sized bathroom plus three large storage cupboards in the hallway
- Entry phone system, ample parking and well kept communal gardens
- Being offered for sale with no onward chain
- Includes a garage en-bloc & communal parking
- Fitted kitchen with ample cupboard and worktop space
- Clean and well maintained throughout with scope for modernisation if desired
- Snaresbrook Underground Station (0.2 miles) and Wanstead Underground Station (0.4 miles)





Approximate Gross Internal Area 806 sq ft - 75 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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To view call **020 8989 0011**

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