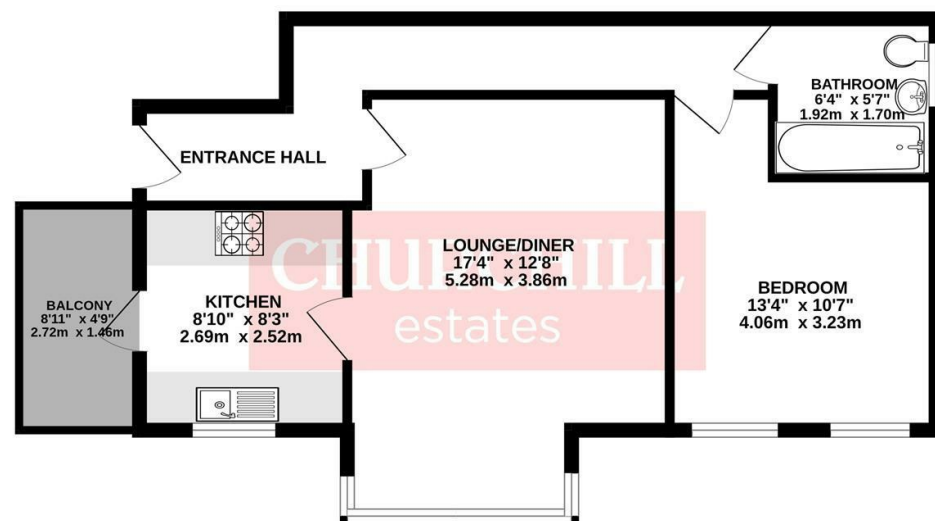


Available Mid March | One Bedroom | Unfurnished | Secure Underground Parking | Balcony | First Floor | Entry phone security | Close proximity to Wanstead High Street, Snaresbrook (0.1 miles) & Wanstead (0.5 miles) Central Line stations | Gas Central Heating | Double Glazed

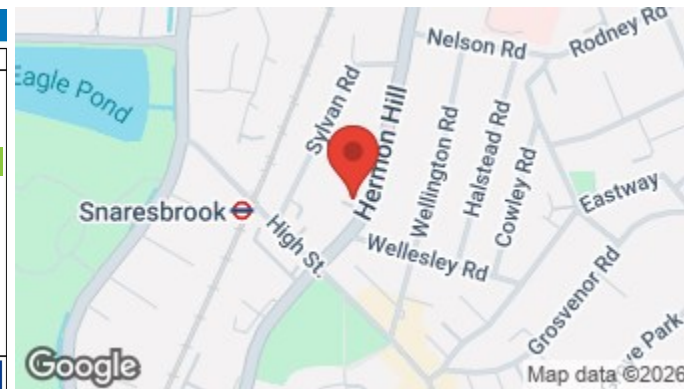
**CHURCHILL**  
estates

FIRST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>80</b>                                   | <b>80</b> |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |



Redbridge Council Tax Band C  
EPC Band C  
12 Month Contract  
5 Week Deposit £1846.00



**Roca Court, Wanstead, E11 2AP**  
**£1,700 Per Month**

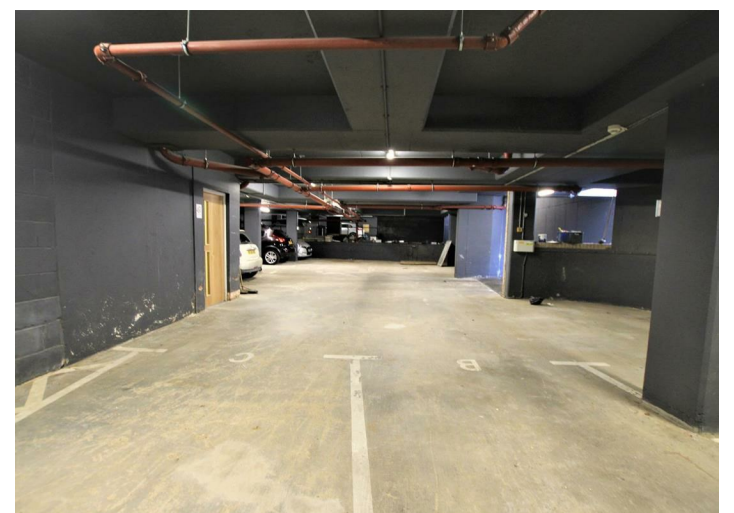
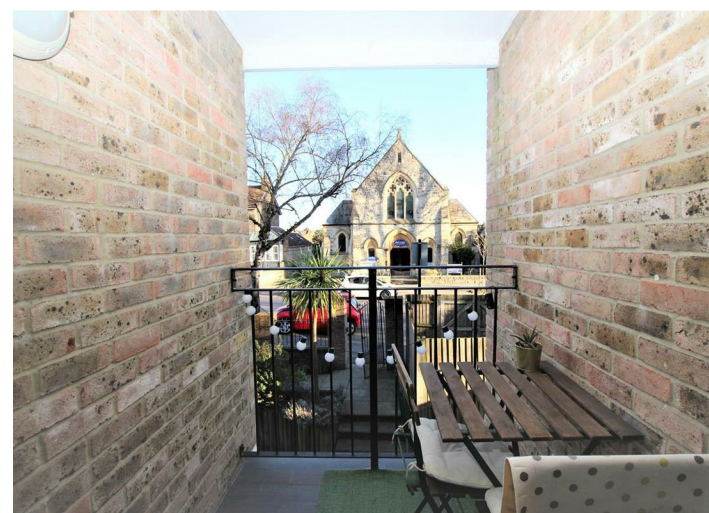
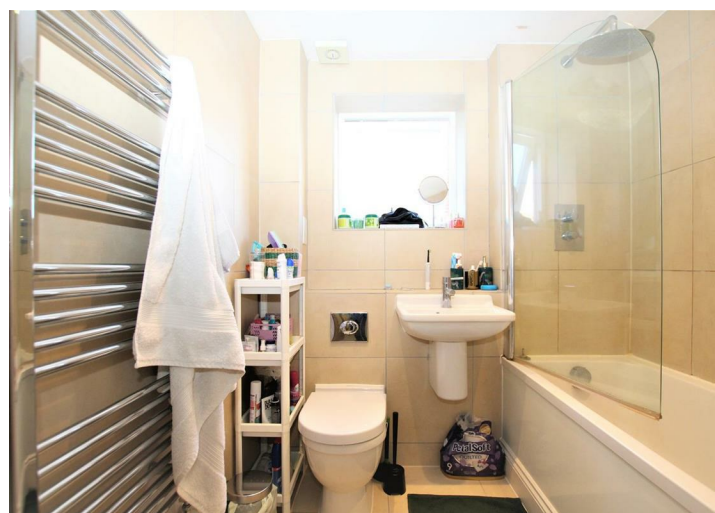
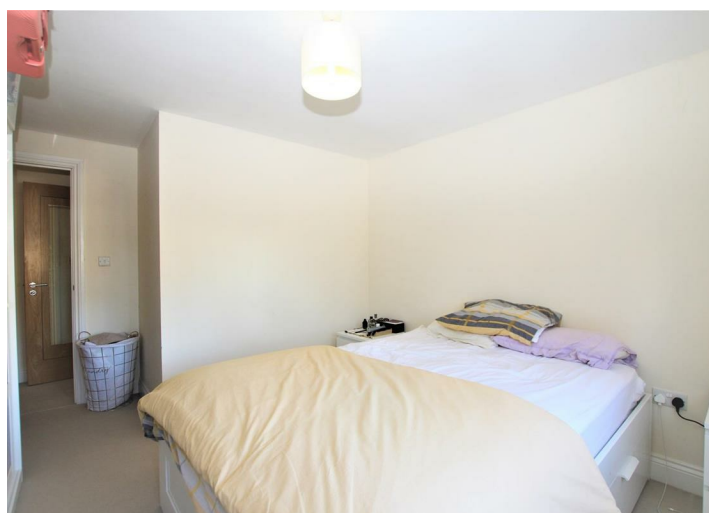
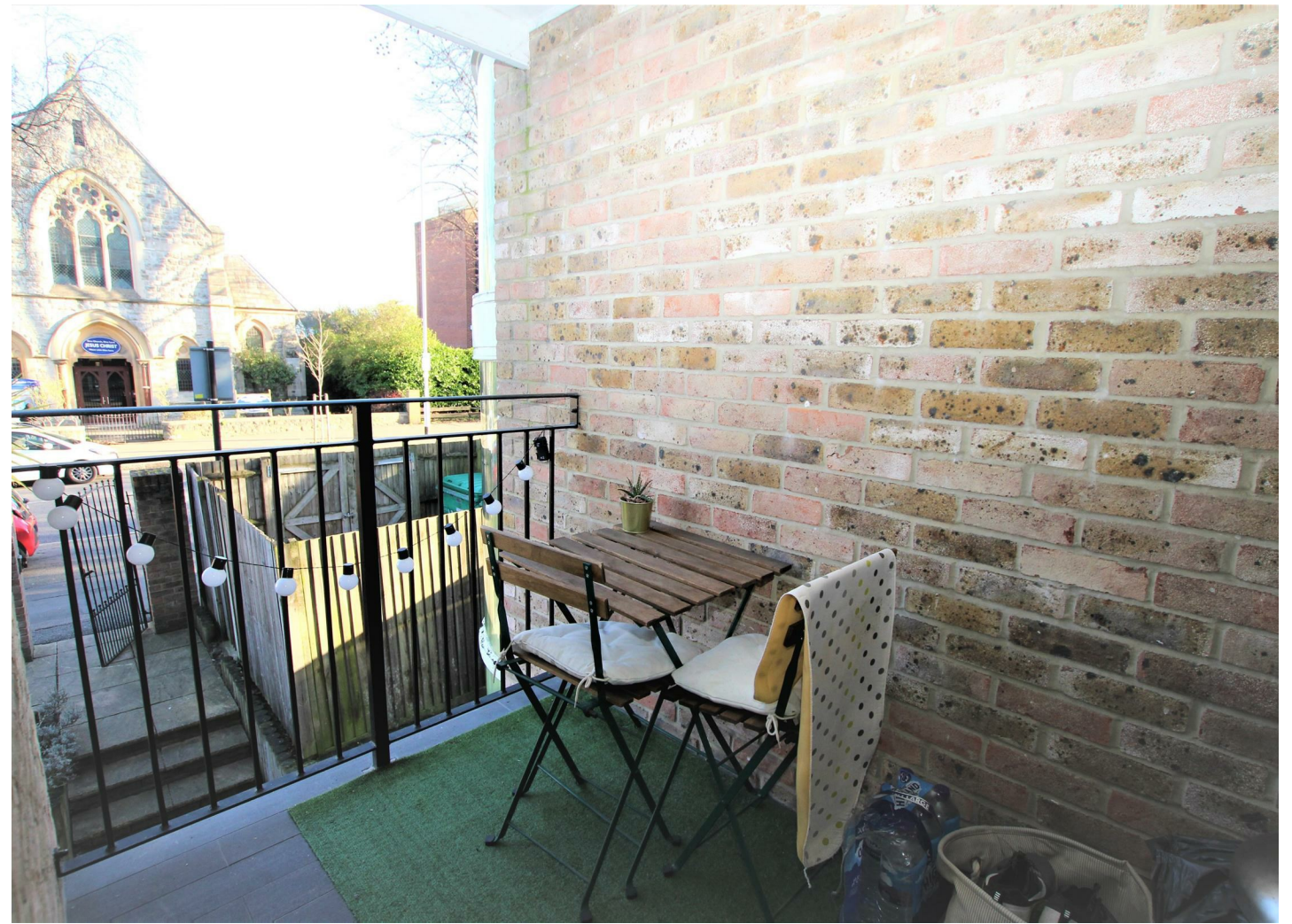


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information 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**  
estates

To view call **020 8989 0011**  
Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

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Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)



This contemporary one-bedroom apartment is situated on the first floor of a conveniently located block, just moments away from Snaresbrook Underground station and a plethora of amenities right at your doorstep. The apartment boasts a spacious living room, a separate, modern fully fitted kitchen, a cozy covered balcony, a sleek bathroom featuring a bath with shower above, and a generously sized double bedroom. Additionally, residents will enjoy the added convenience of secure underground parking. Ideally positioned in close proximity to Wanstead High Street and Park, as well as both Snaresbrook (0.1 miles) and Wanstead (0.5 miles) Central Line stations.

For further details or to schedule a viewing appointment, please contact our office at 0208 989 0011.