



**CHURCHILL**  
estates



# Carlton Terrace, Wanstead

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Offers In Excess Of  
£360,000

Tenure : Leasehold

Floor Area : 764.00 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		80
(69-80) C		
(55-68) D		
(39-54) E		40
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Churchill Estates are pleased to present this attractive two bedroom split level flat, offered chain free and tucked away on a quiet residential street in the heart of Wanstead.

The accommodation begins with an inviting hallway that opens into a particularly spacious living/dining room. Flooded with natural light, this impressive space benefits from a clever layout. The staircase divides the room, creating the feel of two separate areas while still maintaining an open-plan design. One side is ideally suited as a cosy lounge while the other provides a generous dining space, together offering excellent versatility for modern living.

A well equipped fitted kitchen sits just off the dining area complete with a range of base units, integrated appliances and extensive worktop space. Upstairs is arranged around a bright landing with built-in storage, leading to two comfortable double bedrooms and a family bathroom. The property also benefits from a garage and large external storage cupboard.

The location is a real highlight being just a short walk from Wanstead High Street with its wide array of amenities. While both Snaresbrook (0.4 miles) and Wanstead (0.5 miles) Central Line stations are within easy reach, providing access into Central London.

This home represents an ideal opportunity for first time buyers seeking a bright, spacious and well connected property in a highly sought-after area.

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

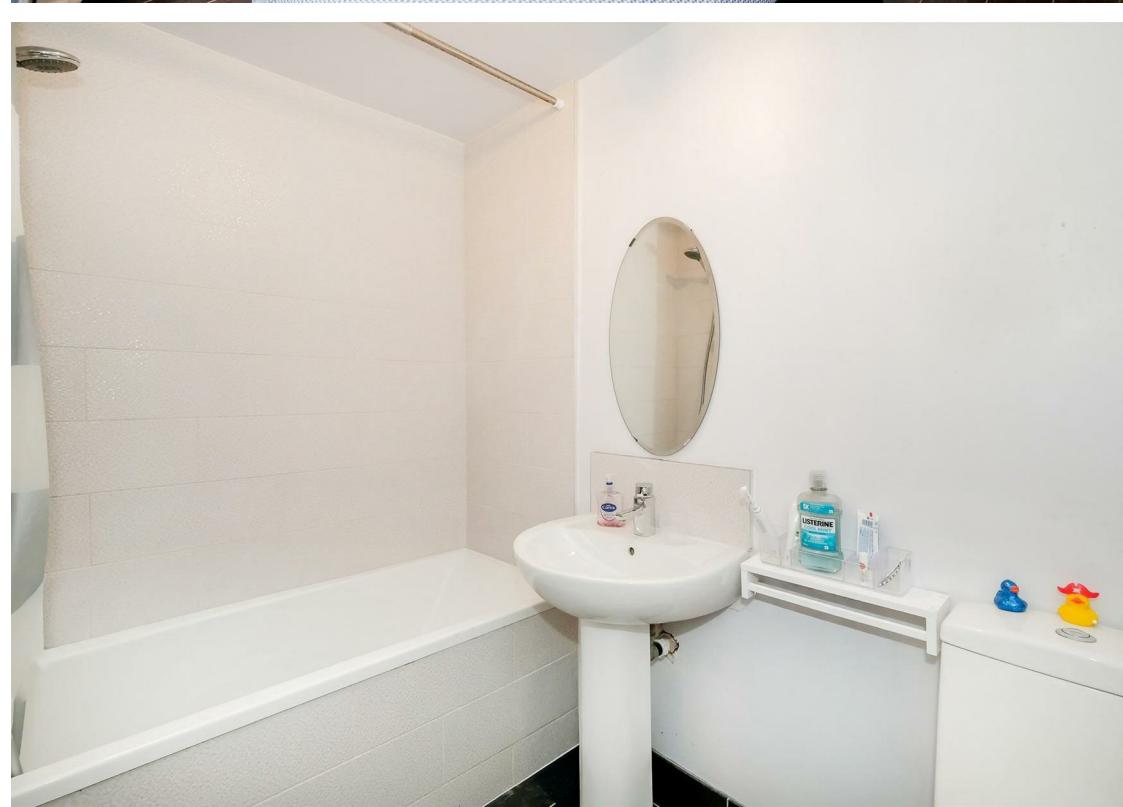




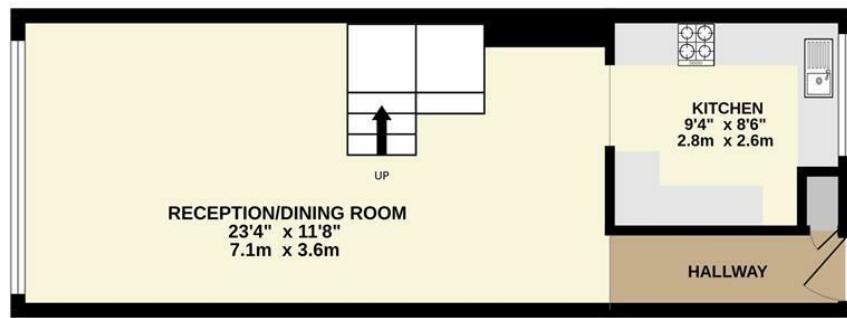


- Chain free
- Arranged over two floors
- Large fitted kitchen and family bathroom
- Garage and external storage cupboard
- Wanstead Station (0.5 miles) and Snaresbrook Station (0.4 miles)
- Two double bedrooms
- Spacious living/dining room
- Own front door
- Close proximity to Wanstead High Street
- Service Charge: £700.00 pa - Ground Rent: £10 pa

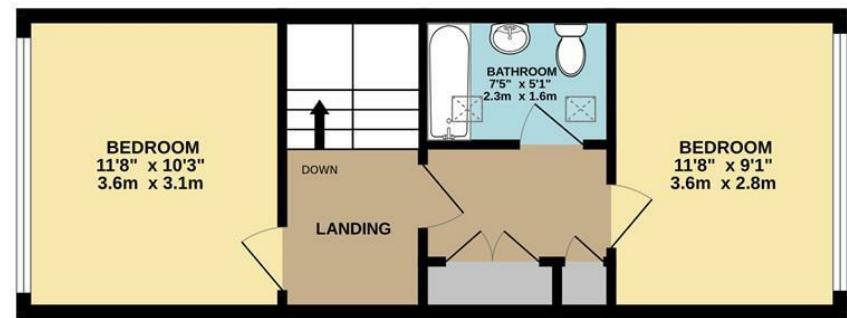




FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 764sq.ft. (71.0 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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To view call **020 8989 0011**

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