



**CHURCHILL**  
estates

# Ennerdale Court, Wanstead

£165,000

Tenure : Leasehold

Floor Area : 506.00 sq ft

Local Authority : Redbridge

Council Tax Band : B


Bedrooms : 1

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Churchill estates are pleased to offer for sale on a chain free basis this one double bedroom apartment situated on the second floor of the ever popular Ennerdale Court, which is available exclusively for residents aged 55 and above.

This purpose built retirement apartment comprises a generously sized lounge / dining room leading into a fully fitted kitchen with ample storage, generous double bedroom with fitted wardrobes, good sized bathroom and entrance hall with storage cupboards.

This warden assisted flat offers many facilities including well maintained communal gardens, an on site resident manager, communal and visitor parking, lift service, communal lounge, secure entry phone system, laundry room, guest suite which can be booked for visiting family members and a 24 hour car line for out of hours assistance should it be required.

Furthermore, this apartment is perfectly located within very close proximity to Wanstead Central Line Station (0.4 miles), along with an array of local amenities on Wanstead High Street (0.5 miles) including its many boutique shops, cafes, bars and restaurants.

For further information or to arrange an appointment to view, please contact the office at your convenience.



Council Tax band B  
Lease remaining - 85 years  
Service charge - £2,669.19 per annum



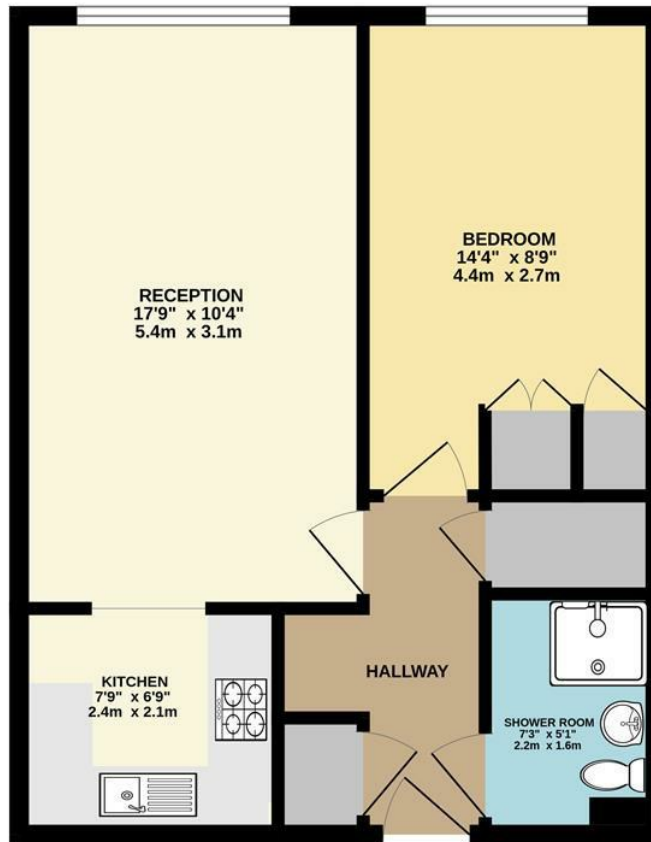




- Chain free sale within a highly sought after retirement development
- Warden assisted development with an on site resident manager
- Lift service and secure entry phone system for added security
- Laundry room and guest suite available for visiting family members
- Service Charge: £2,669.19
- Top floor apartment exclusively for residents aged 55 and over
- Well maintained communal gardens and communal lounge
- 24-hour care line for out-of-hours assistance
- Communal and visitor parking available
- Council Tax Band: B







TOTAL FLOOR AREA : 506sq. ft. (47.0 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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