

TOTAL FLOOR AREA: 1494 sq. ft. (138.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, 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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Council: Redbridge | Council Tax Band: E | Floor Area: sq ft

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Gordon Road, London, E11 2RA
 £3,500 Per Month

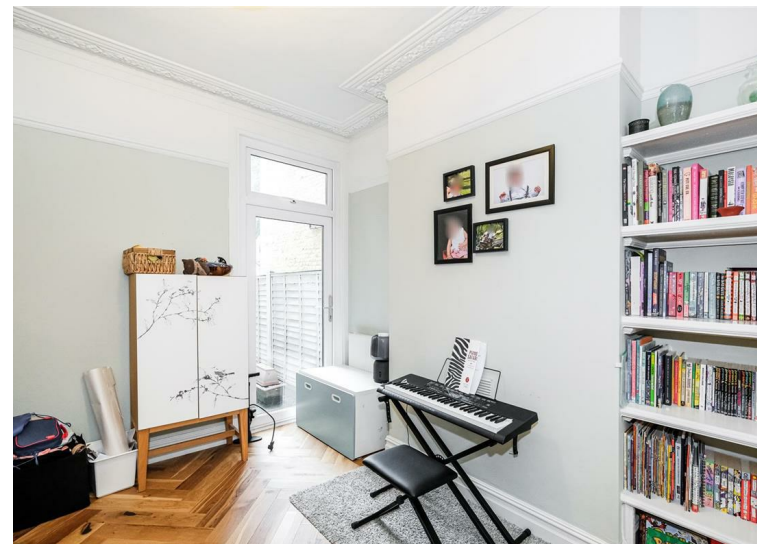
Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2

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



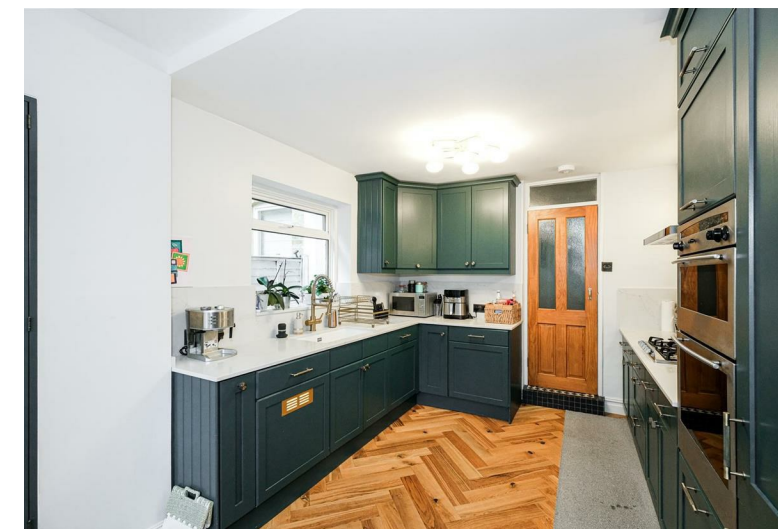
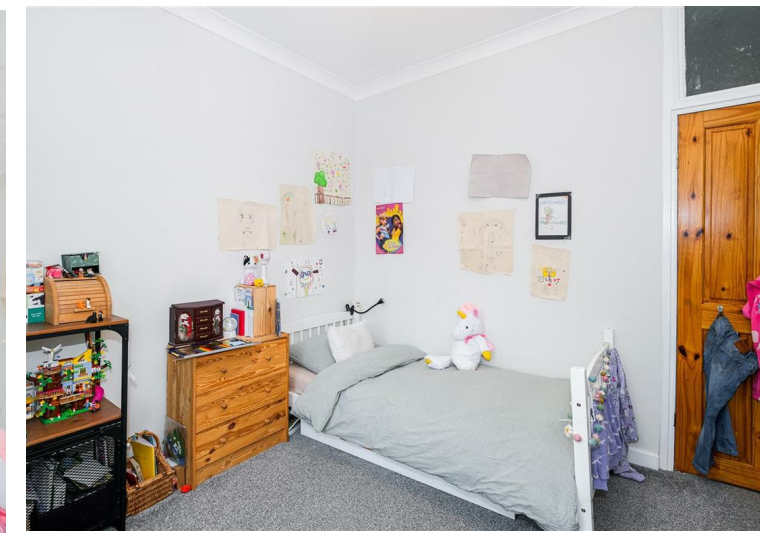
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Churchill Estates are delighted to present this beautifully appointed, brick-fronted, double-bayed Victorian family home for let, ideally situated in the heart of Wanstead. Just 0.4 miles from Wanstead Central Line station and a short walk from the vibrant High Street, this property is surrounded by popular local pubs, cafes, and restaurants, offering a perfect blend of period charm and modern convenience.

This five-bedroom home has been meticulously extended and renovated to an exceptional standard, providing well-proportioned living spaces across three floors. Upon entry, you are welcomed by a spacious hallway that leads to an expansive through-lounge with a bay window to the front, creating a bright and airy reception area. Toward the rear, a large, contemporary kitchen and dining area comes fully fitted with integrated appliances, ample worktop space, and sleek base and wall units. This inviting space flows seamlessly to a low-maintenance garden with a paved patio, perfect for outdoor dining and entertaining.

The first floor hosts a bright main double bedroom complete with fitted wardrobes and a large bay window, along with two additional double bedrooms, all serviced by a stylish three-piece family bathroom. The converted loft offers two more generous double bedrooms, a modern shower room, and convenient eaves storage, with Velux windows allowing natural light to flood the upper floor.

This stunning property further benefits from double glazing throughout and gas central heating. Its location is within walking distance of Our Lady of Lourdes Primary School (0.2 miles) and the scenic Christchurch Green. This property offers an ideal setting for families, located within the highly sought-after Wanstead Church School catchment area. Known for its excellent reputation and strong community ties, Wanstead Church School is just one of the many outstanding educational options nearby, making this home a perfect choice for families prioritizing quality schooling.

For further information or to schedule a viewing, please contact Churchill Estates at your earliest convenience.

