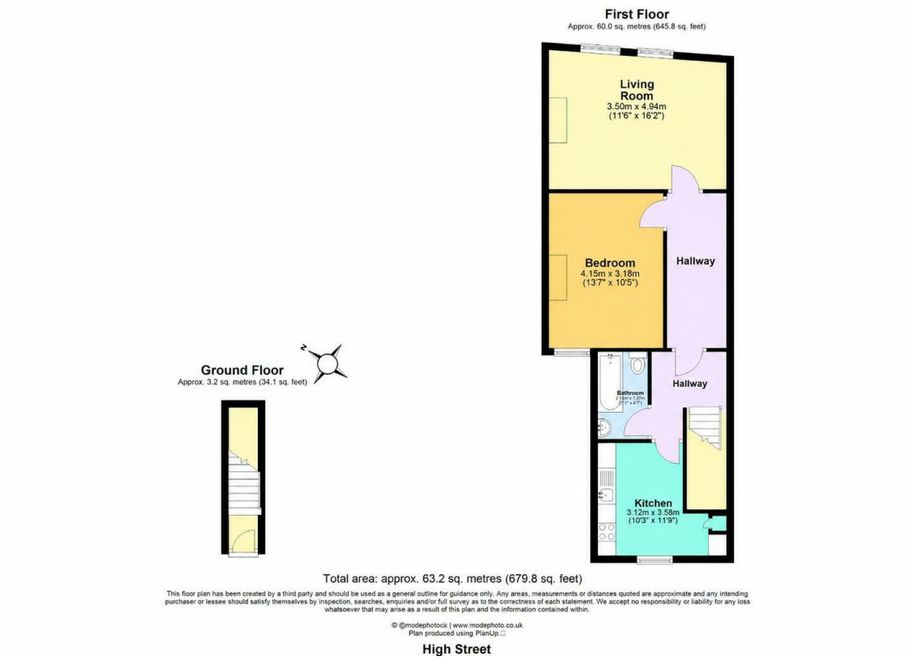
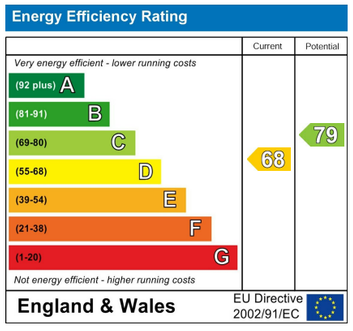







Council: Redbridge | Council Tax Band: B | Floor Area: 680.00 sq ft







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




CHURCHILL estates

# High Street, Wanstead, E11 2RJ

## Price Guide £300,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1





Request a Viewing: **020 8989 0011**

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







Guide Price £300,000 - £325,000

Churchill Estates are pleased to offer this generously proportioned one double bedroom apartment, occupying the top floor of a centrally located building along Wanstead's popular High Street.

Offering over 600 sq. ft. of accommodation this attractive property combines spacious interiors with an incredibly convenient location.

Benefiting from its own private entrance the apartment offers a well-arranged layout with an abundance of natural light throughout. The impressive reception room provides plenty of space for both relaxing and entertaining, complemented by an attractive feature fireplace. The separate fitted kitchen offers a comprehensive range of wall and base units, generous worktop space and ample room for a dining table.

The bedroom is a particularly good size, comfortably accommodating a double bed and additional furniture whilst also featuring a charming fireplace. Completing the accommodation is a fully tiled bathroom fitted with a modern three-piece suite.

Additional advantages include gas central heating, double glazed windows and a substantial loft area offering excellent storage, alongside the possibility of further development subject to the relevant planning permissions and consents. The property also benefits from a lease with more than 100 years remaining.

Positioned in the centre of Wanstead, the apartment is perfectly placed to enjoy everything this desirable neighbourhood has to offer. A fantastic variety of independent coffee shops, restaurants, boutiques and everyday conveniences can be found just moments from the front door, creating a lively yet welcoming village atmosphere.

Transport connections are equally appealing with both Wanstead and Snaresbrook Underground Stations within comfortable walking distance. Their Central Line services provide straightforward connections towards Stratford, Liverpool Street and the West End making the location particularly attractive for those travelling into Central London.

The surrounding area also offers access to several well-regarded educational establishments, including Wanstead Church School, Our Lady of Lourdes RC Primary School, Snaresbrook Primary School and Wanstead High School.

For those who appreciate green open spaces, nearby Christchurch Green provides a pleasant setting to unwind, whilst the extensive grounds of Wanstead Park and the woodland surroundings of Epping Forest offer excellent



