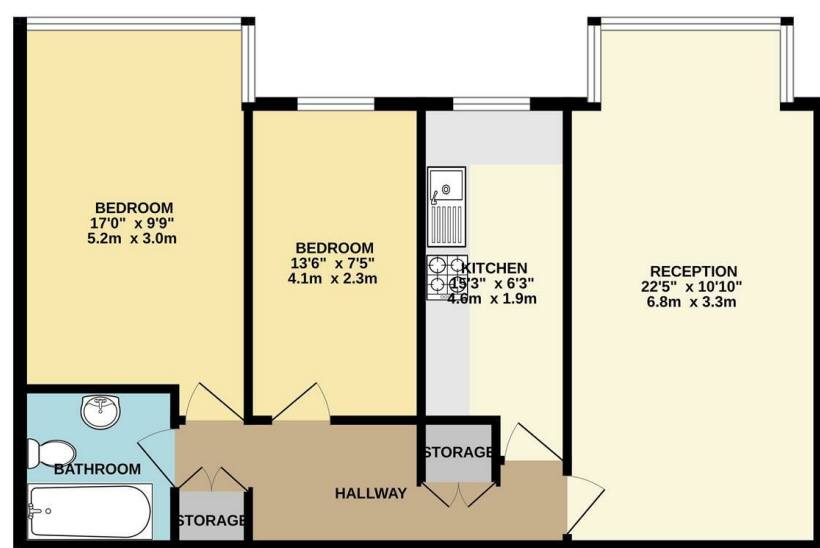




GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



Council: Redbridge | Council Tax Band: C | Floor Area: 721.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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.



New Wanstead, London, E11 2TG
£1,850 Per Month

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



Request a Viewing: **020 8989 0011**

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



Nestled in the charming area of New Wanstead, London, this newly renovated ground floor flat presents an excellent opportunity for those seeking a modern and comfortable living space. Boasting two well-proportioned bedrooms, this property is ideal for couples, small families, or individuals looking for extra room.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The flat features a contemporary bathroom and benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this property is the convenience of a garage en bloc, providing secure parking and additional storage space. The location is particularly appealing, as it is just a short stroll from Snaresbrook Station, making commuting into central London a breeze. Furthermore, the vibrant high street is nearby, offering a delightful selection of shops, bars, and cafes, perfect for enjoying the local community.

This unfurnished flat is available for immediate occupancy, allowing you to personalise the space to your taste. With its blend of modern amenities and prime location, this property is not to be missed. Whether you are looking to rent or invest, this ground floor flat in New Wanstead is a fantastic choice for contemporary urban living.

