



CHURCHILL
estates

Gardner Close, Wanstead

£240,000

Bedrooms: 1 | Receptions: 1 | Bathrooms: 1

Tenure: Leasehold

Floor Area: 312.00 sq ft

Local Authority: Redbridge

Council Tax Band: A



- Well-Presented Studio Apartment
- Located On The Second Floor With Lift Access
- Purpose-Built Development
- Moments From Wanstead High Street & Central Line station
- Long Lease Of 112 Years Remaining
- Open-Plan Lounge/Bedroom Area
- Contemporary Kitchen & Stylish Shower Room
- Double Glazing & Gas Central Heating
- Secure Entry Phone System
- Underfloor Heating Throughout



**** Available to view immediately by appointment ****

Churchill Estates are delighted to offer this well-presented studio apartment, located on the second floor of this purpose-built development which is just moments from both the vibrant Wanstead High Street and Central Line station.

This bright and airy studio features far-reaching views across London and combines smart design with modern comfort. The accommodation comprises a spacious open-plan lounge/bedroom area, contemporary fitted kitchen and a stylish fully tiled shower room.

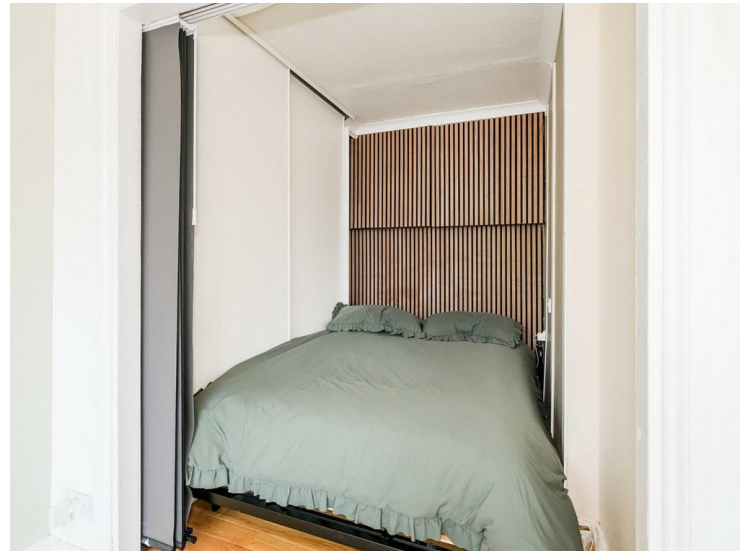
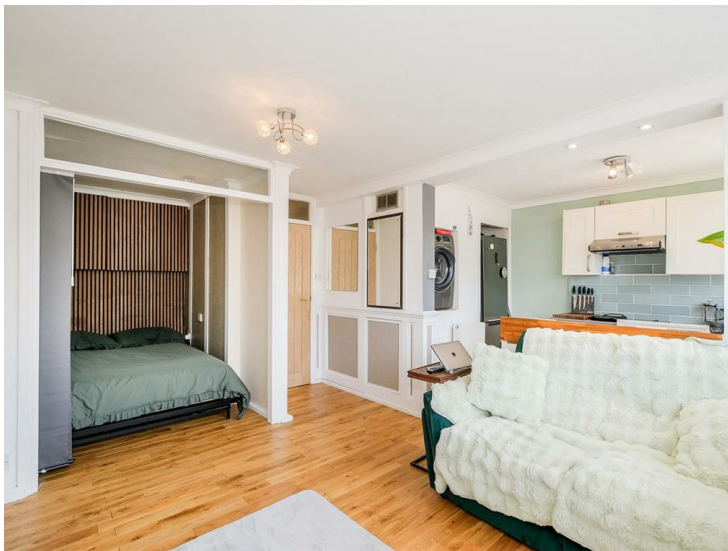
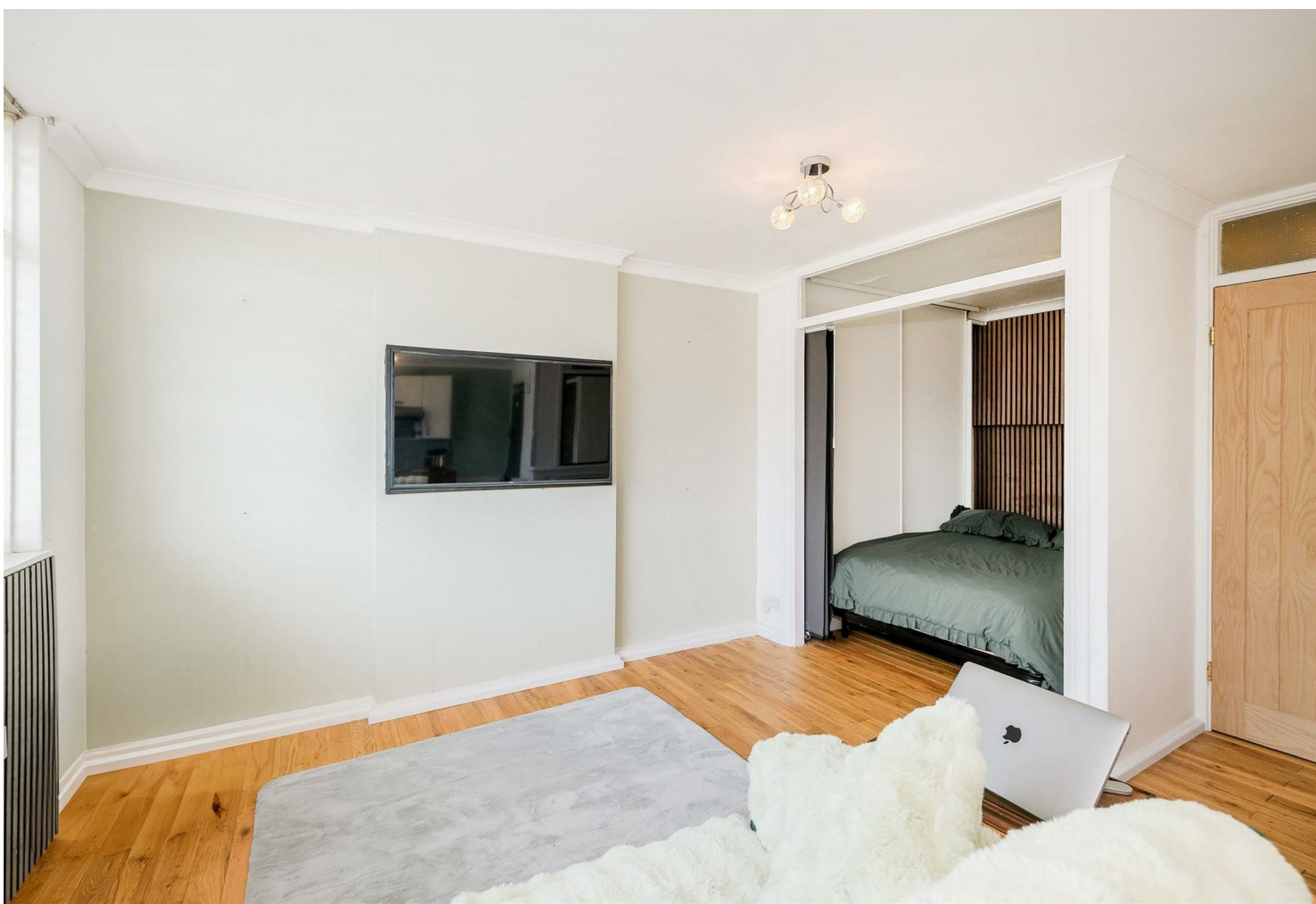
Additional benefits include underfloor heating throughout, double glazing, gas central heating, entry phone system, lift access, option to rent an allocated parking space should it be required and a long lease of 112 years remaining. Positioned just a short stroll from Wanstead High Street, you'll have easy access to a fantastic range of local amenities, including independent boutiques, popular pubs and highly rated restaurants.

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

Council Tax band A

Lease remaining - 112 years

Service charge - £1,250.00 per annum

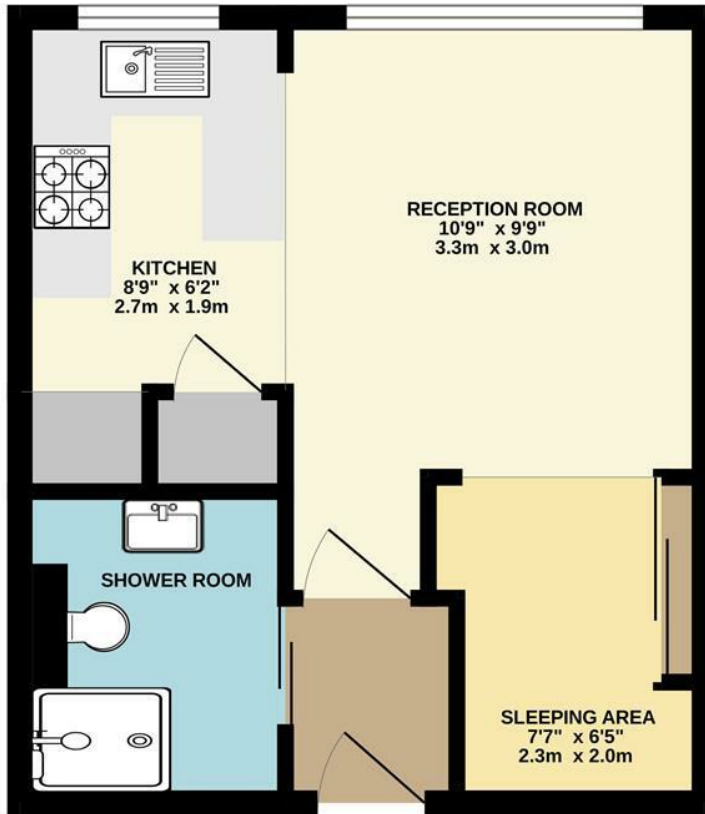








SECOND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 312sq.ft. (29.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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 	

Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

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