





Buxted Lodge, Snaresbrook

£500,000

Tenure : Leasehold - Share of Freehold

Floor Area : 807.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : E

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating

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



Churchill Estates are please to bring to market this bright and spacious two double bedroom apartment set on the first floor of a stunning private, purpose-built development, ideal for those seeking both comfort and convenience.

Perfectly positioned just off Snaresbrook Road, the property enjoys easy access to the open green spaces of Epping Forest and Eagle Pond while also being within close proximity to Wanstead High Street and Snaresbrook Station, making it an excellent choice for commuters and lifestyle buyers alike.

Being offered on a chain free basis, The apartment boasts well-proportioned accommodation throughout, featuring an expansive south-facing lounge that provides a light-filled space for both relaxing and dining. The fantastically well-equipped modern kitchen has been newly fitted and includes integrated appliances, offering both style and practicality.

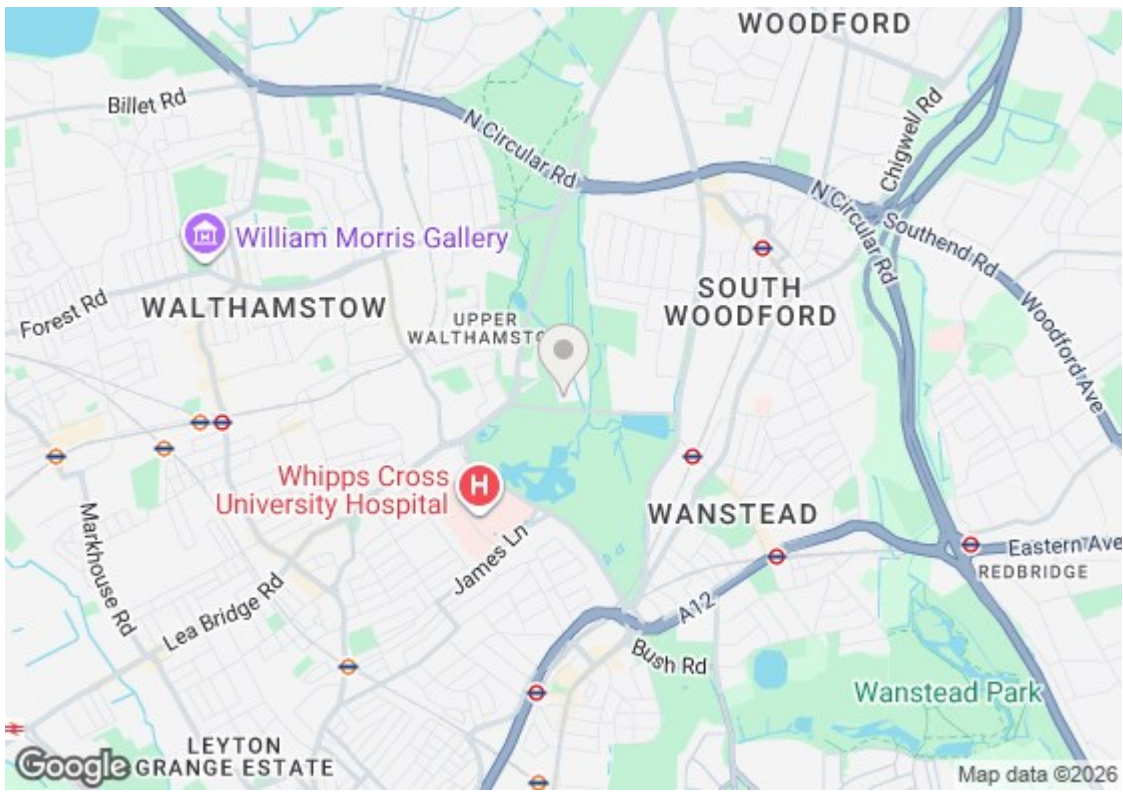
There are two generous double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom further enhanced by a contemporary en-suite shower room. A modern family bathroom completes the internal accommodation, making this home ideal for professionals, couples, or small families.

Additional benefits include a share of freehold, well-maintained communal grounds, an entry phone security system, an allocated parking space and a garage en bloc.

This is a superb opportunity to acquire a well-presented home in a highly desirable location. Early viewing is highly recommended.

Service Charge: £2,830.00 pa
Ground Rent: N/A



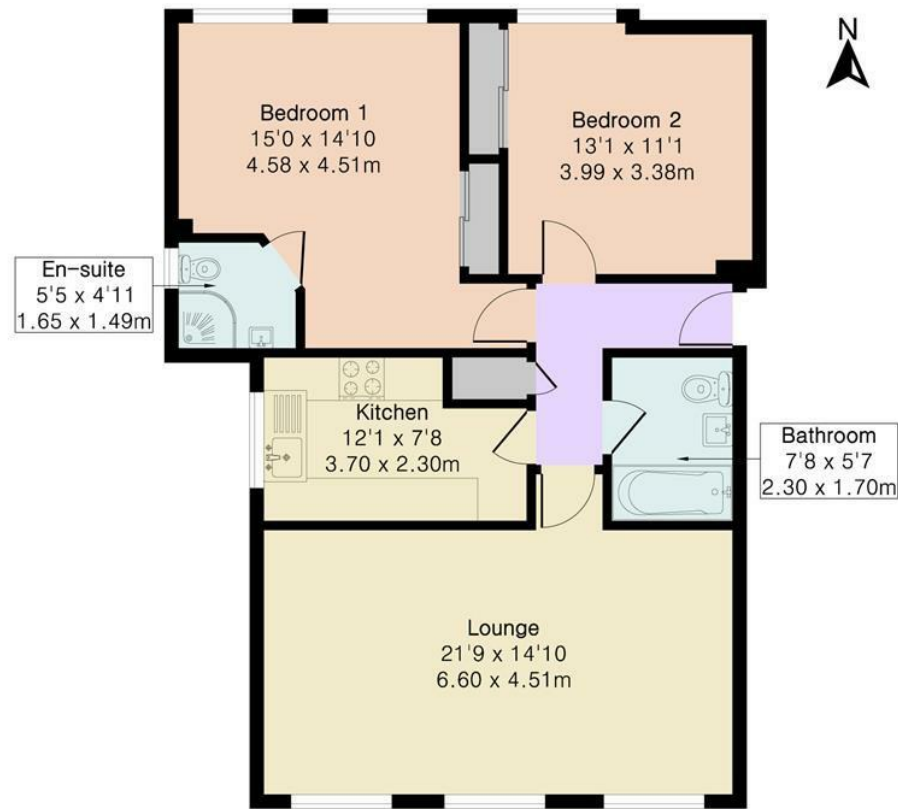




- Offered with no onward chain
- Share of freehold
- Located on the first floor
- Two bathrooms including an en-suite
- Allocated parking space & Garage en bloc
- Two double bedrooms
- Stunning private development
- Fantastically well equipped modern kitchen
- Entry Phone Security System
- Council Tax Band: E

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Approximate Gross Internal Area 839 sq ft - 78 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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