



**CHURCHILL**  
estates

# Oak Lodge, Wanstead E11 2PS

£195,000

Tenure: Leasehold

Floor Area: 505.90 sq ft

Local Authority: Redbridge

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**CHURCHIL**  
estates



**CHURCHIL**  
estates



**CHURCHIL**  
estates



**CHURCHIL**  
estates



Churchill Estates are pleased to offer this well presented, chain free one bedroom apartment situated on the first floor of a highly sought-after retirement development, exclusively for residents aged 55 and over.

Occupying a desirable corner position, the property benefits from rare dual-aspect windows, a standout feature that fills the home with natural light and enhances the sense of space throughout. The apartment is presented in excellent condition and offers comfortable, low-maintenance living.

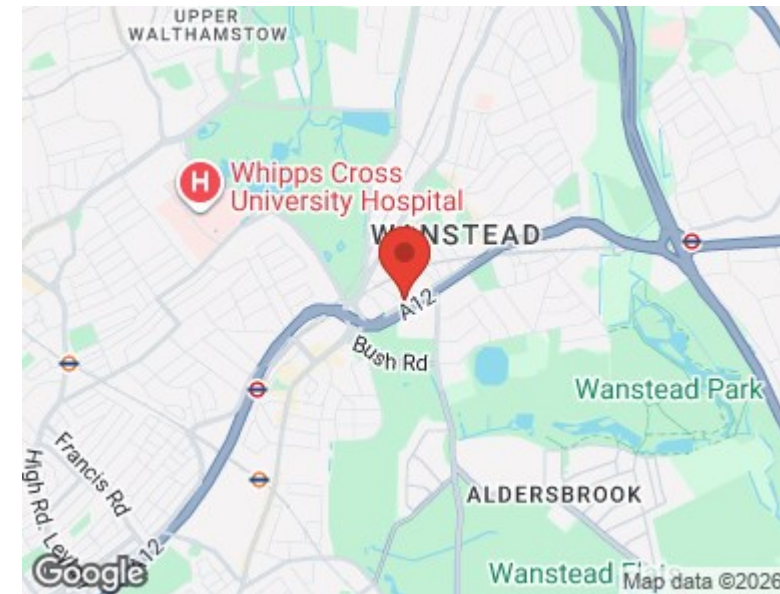
Internally the accommodation comprises a generously proportioned lounge/dining room leading through to a fitted kitchen with ample storage, a spacious double bedroom with fitted wardrobes, a large bathroom and two useful internal storage cupboards located off the hallway.

The property further benefits from a long lease of approximately 153 years remaining, offering added peace of mind for prospective purchasers.

Residents also enjoy a range of communal facilities including a residents' lounge, laundry room, well-maintained communal gardens, lift access, entry phone security system and communal parking.

Ideally located the development sits on a convenient bus route and is within easy walking distance of Wanstead High Street, offering a wide selection of shops, cafes, and local amenities.

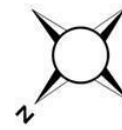
For further information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.





## First Floor

Approx. 47.1 sq. metres (507.0 sq. feet)



Total area: approx. 47.1 sq. metres (507.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp. □

### Oak Lodge



**CHURCHILL**  
estates

Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

To view call **020 8989 0011**