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**CHURCHILL**  
estates

# Hollybush Hill, Wanstead

Price Guide £275,000

Tenure: Leasehold

Floor Area: 346.10 sq ft

Local Authority: Redbridge


Council Tax Band: B

Bedrooms : 2

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>		
(69-80) <b>C</b>	69	75
(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	





**\*\*Guide Price £275,000 - £300,000\*\***

Churchill Estates are delighted to present this charming two bedroom ground floor conversion offered to the market chain free and with a share of freehold, making it an ideal opportunity for both first-time buyers and investors alike.

From the moment you step inside the property is filled with natural light, enhanced by an elegant bay window in the living room creating a bright and welcoming feel throughout.

The accommodation comprises a spacious double bedroom, a second well-proportioned bedroom, a stylish modern bathroom and a contemporary fitted kitchen complete with ample storage, sleek worktops and integrated appliances. The property further benefits from excellent storage throughout, with multiple cupboards providing practical and convenient space.

Ideally positioned in the sought-after Wanstead area bordering Leytonstone, the property benefits from excellent transport links with both Wanstead and Leytonstone Central Line stations within easy walking distance. An array of popular restaurants, cafes, bars, and local shops are also just moments away, offering a vibrant and convenient lifestyle.

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





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## Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



Total area: approx. 32.2 sq. metres (346.1 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.

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Plan produced using PlanUp. □

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To view call **020 8989 0011**