



TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as such for any prospective purchase. No services, fixtures and appliances shown here may have been fitted and no guarantee is given to their operation or efficiency can be given.
Made with Blueprints (2025)

Council: Waltham Forest | Council Tax Band: E | Floor Area: 756.00 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.

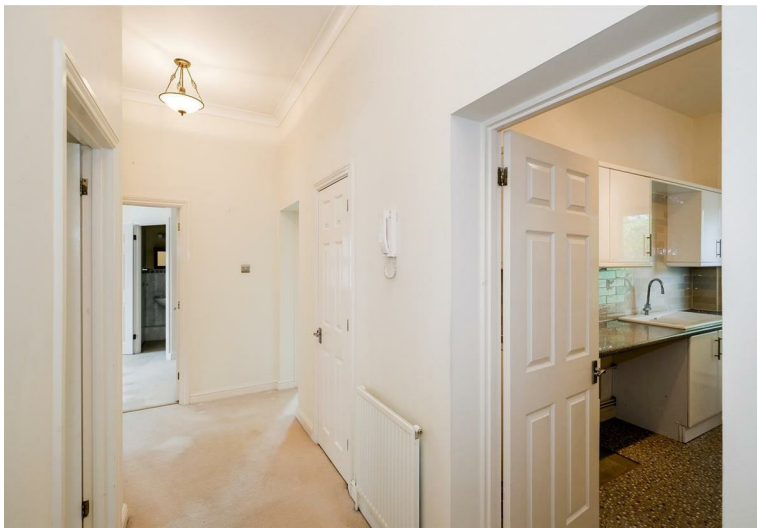


The Forest, Snaresbrook, E11 1PJ
£475,000 Leasehold - Share of Freehold
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

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



**** No chain - Available to view immediately by appointment ****

Churchill Estates are delighted to present for sale this bright and spacious two double bedroom apartment, tucked away in a serene tree-lined setting in Snaresbrook and positioned on the first floor of this well-maintained mansion block.

Upon entering, you are greeted by a generous hallway that leads to a modern, fully fitted kitchen with a comprehensive range of wall and base units. The large dual-aspect reception/dining room is flooded with natural light, creating an inviting and airy living space.

The property offers two well-proportioned double bedrooms, both featuring built-in wardrobes. The principal bedroom further benefits from its own en-suite shower room and dual-aspect windows. A good size three-piece family bathroom completes the accommodation.

Additional features include high ceilings throughout, Share of Freehold, double glazing, gas central heating and a garage en-bloc. Offered chain-free, this apartment is ideally located within close proximity to Epping Forest, Eagle Pond, Snaresbrook Central Line Station (0.6 miles) and Wanstead High Street, home to a vibrant selection of cafes, restaurants, pubs, and independent boutiques.

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

