

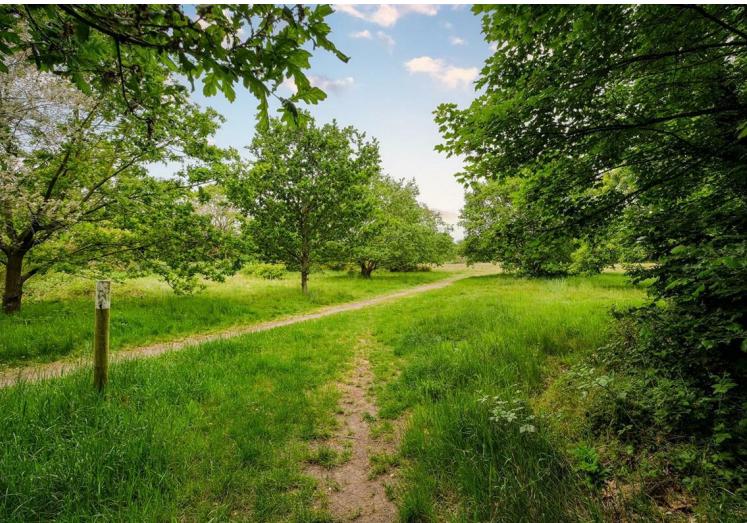
Council: Waltham Forest | Council Tax Band: E | Floor Area: 756.00 sq ft

| 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.



CHURCHILL
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The Forest, Snaresbrook, E11 1PJ
£475,000 Leasehold - Share of Freehold

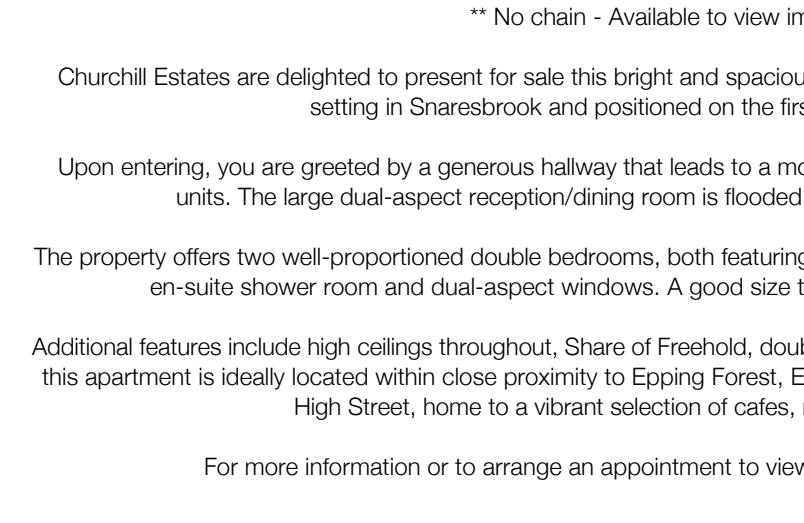
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

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

CHURCHILL
estates



** 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.

