



HARLEY COURT

CHURCHILL
estates

Harley Court, Wanstead

£395,000

Tenure: Leasehold

Floor Area: 519.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

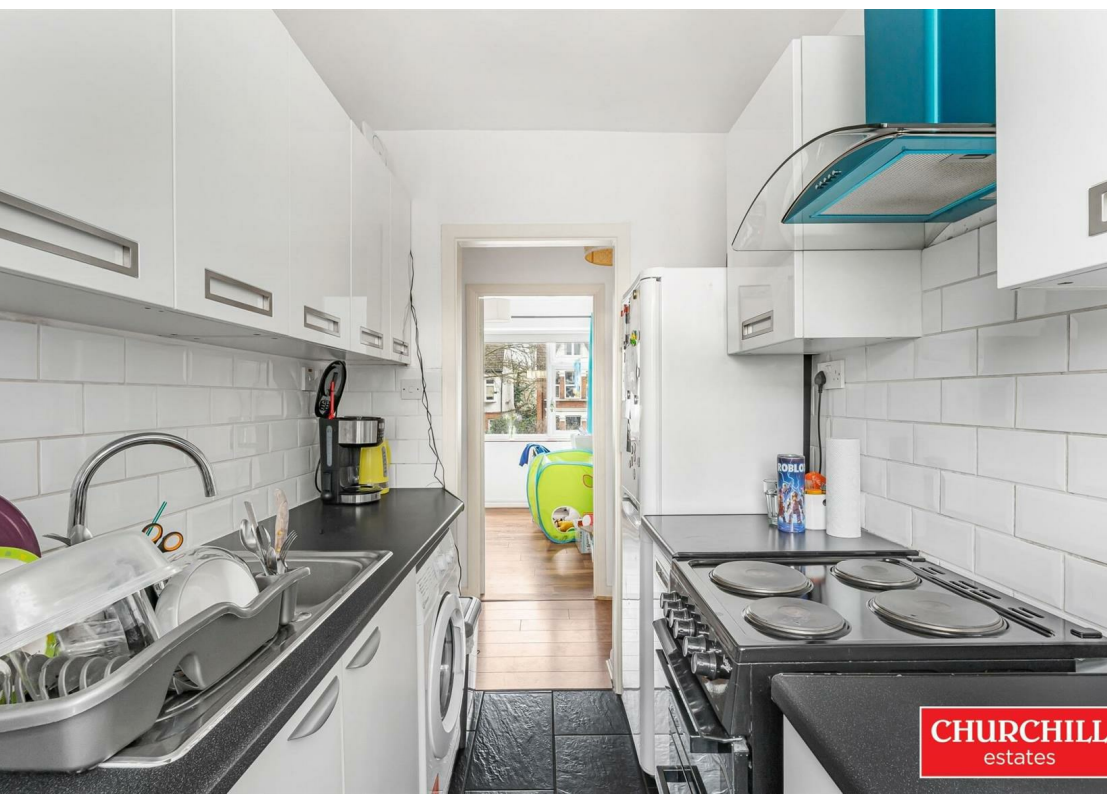
Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		







Located in the desirable area of Wanstead, this well-proportioned first floor flat offers comfortable living space with a practical layout throughout. The property is accessed via a communal entrance with stairs leading to the first floor.

Upon entering the flat, you are welcomed into a central hallway which provides access to all principal rooms. The property consists of a bright and spacious reception room, offering ample space for both living and dining, and benefiting from good natural light. The separate kitchen is conveniently positioned and fitted with a range of wall and base units, providing good storage and worktop space.

The property features two good size double bedrooms, both offering generous floor space and flexibility for bedroom furniture, making them ideal for couples, small families or those working from home. The bathroom is fitted with a bath, wash hand basin and WC, serving the flat comfortably.

Ideally situated in Wanstead, the flat is within easy reach of a variety of local shops, cafes and restaurants, as well as green open spaces including Wanstead Park. Wanstead Underground Station (Central Line) is also nearby, providing convenient links into Central London.

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

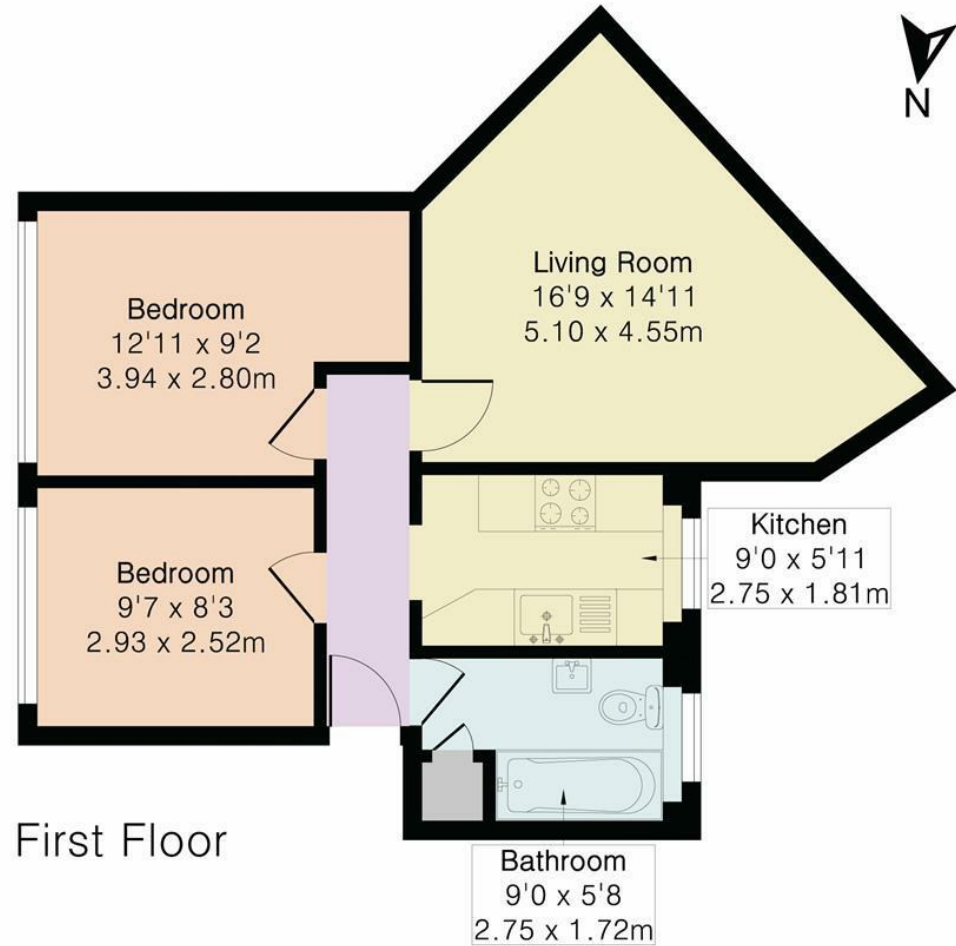


Ground rent - £240,000
Lease remaining - 86 years
Service charge - £1,357.00 per annum





Approximate Gross Internal Area 519 sq ft - 48 sq m



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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To view call **020 8989 0011**