



CHURCHILL
estates



Victory Road, Wanstead

£450,000

Tenure : Leasehold

Floor Area : 647.20 sq ft

Local Authority : Redbridge

Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

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



Churchill Estates are pleased to bring to market this beautifully presented two double bedroom ground floor flat, which has been refurbished by the current owners in recent years and is presented to an excellent standard throughout.

The property comprises a spacious entrance hall with a large useful storage cupboard immediately to the left as you enter, a generous dual aspect lounge/diner overlooking the well tended communal gardens and a stunning newly fitted kitchen featuring contemporary units and beautiful quartz worktops. The entire apartment benefits from attractive wood-effect laminate flooring, which runs throughout and complements the modern finish. There are also two generous double bedrooms, with the second bedroom benefiting from useful built-in wardrobes and a newly fitted modern bathroom with marble-effect tiling, a wash basin, WC and bath with an overhead shower.

Being situated on the ground floor the apartment offers excellent accessibility with no stairs to navigate, making it particularly convenient for families with young children, those carrying shopping or simply anyone who would require level access.

The current owners have refurbished the property to a high standard, creating a stylish and comfortable home that requires no immediate works. This would make an excellent purchase for first-time buyers, small families or those looking for a sound investment in a popular location.

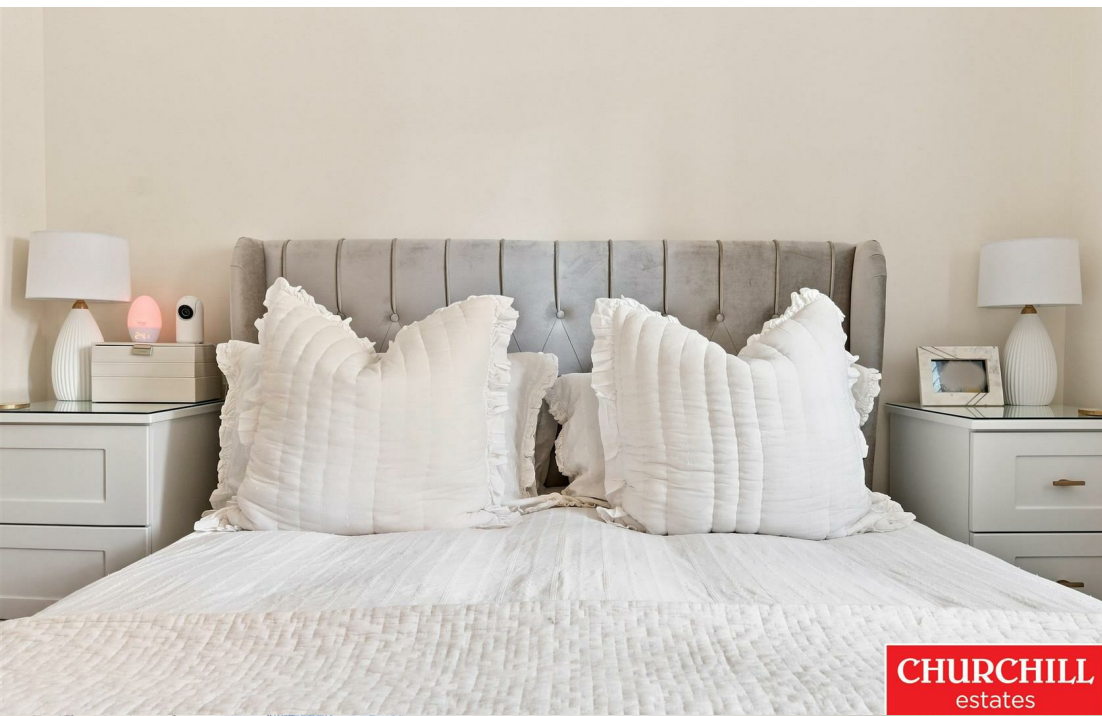
The property is particularly well suited to families, with a number of popular local schools within easy reach, including Wanstead Church School (0.2 miles), Our Lady of Lourdes RC Primary School (0.3 miles), Snaresbrook Primary School (0.5 miles) and Wanstead High School (0.5 miles). For commuters the property is also ideally positioned for access to the Central Line, with Snaresbrook Underground Station (0.4 miles) and Wanstead Underground Station (0.5 miles) away respectively, providing convenient links into the City and Central London.

Further benefits include an allocated off street parking space, entry phone system, double glazing, a 92-year lease and well tended communal grounds.

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



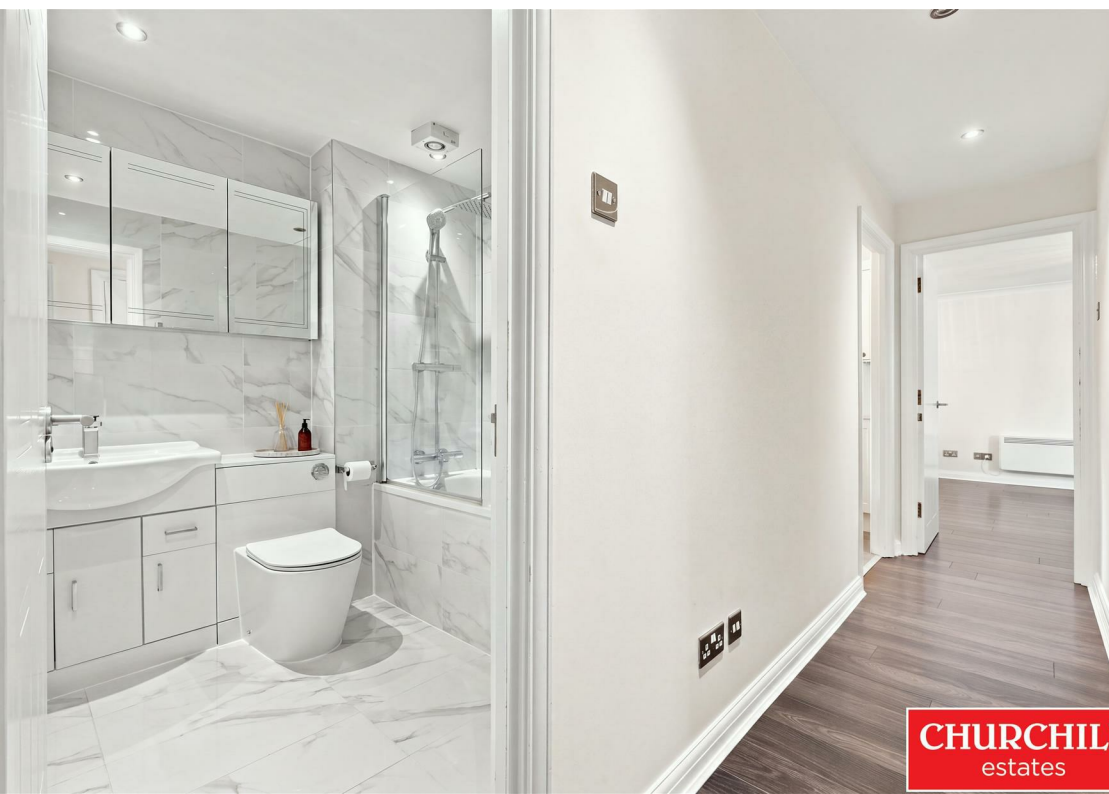




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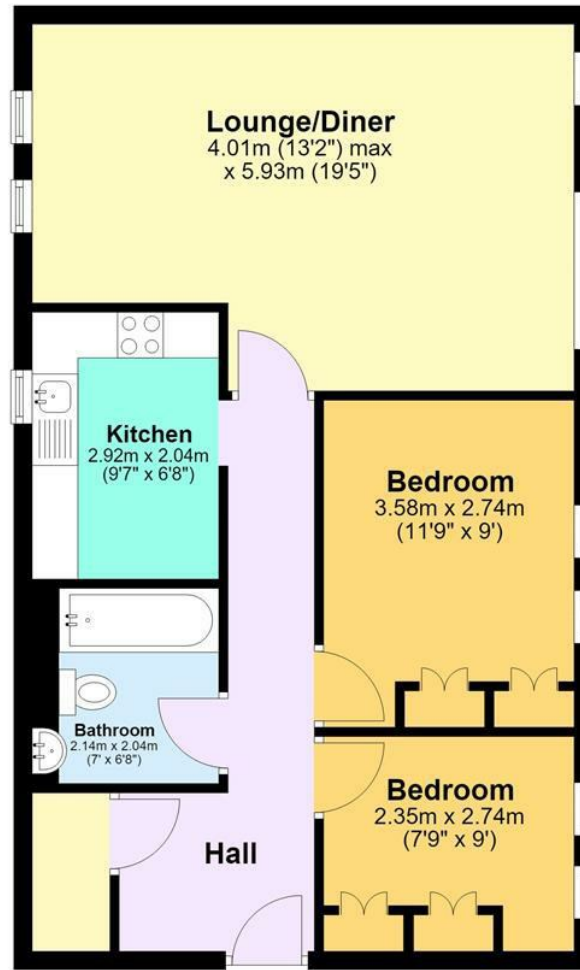
- Beautifully presented two double bedroom ground floor flat
- Finished by the current owners to an extremely high standard
- Stunning newly fitted kitchen with quartz worktops
- Allocated parking space providing convenient off road parking for residents
- Secure entry phone system providing controlled access to the building
- Convenient ground floor accommodation providing easy access
- Spacious dual aspect lounge/diner overlooking communal gardens
- Modern bathroom suite with marble effect tiling
- Situated in a quiet cul-de-sac setting offering a more peaceful residential environment
- Long lease with 92 years remaining





Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 60.1 sq. metres (647.2 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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