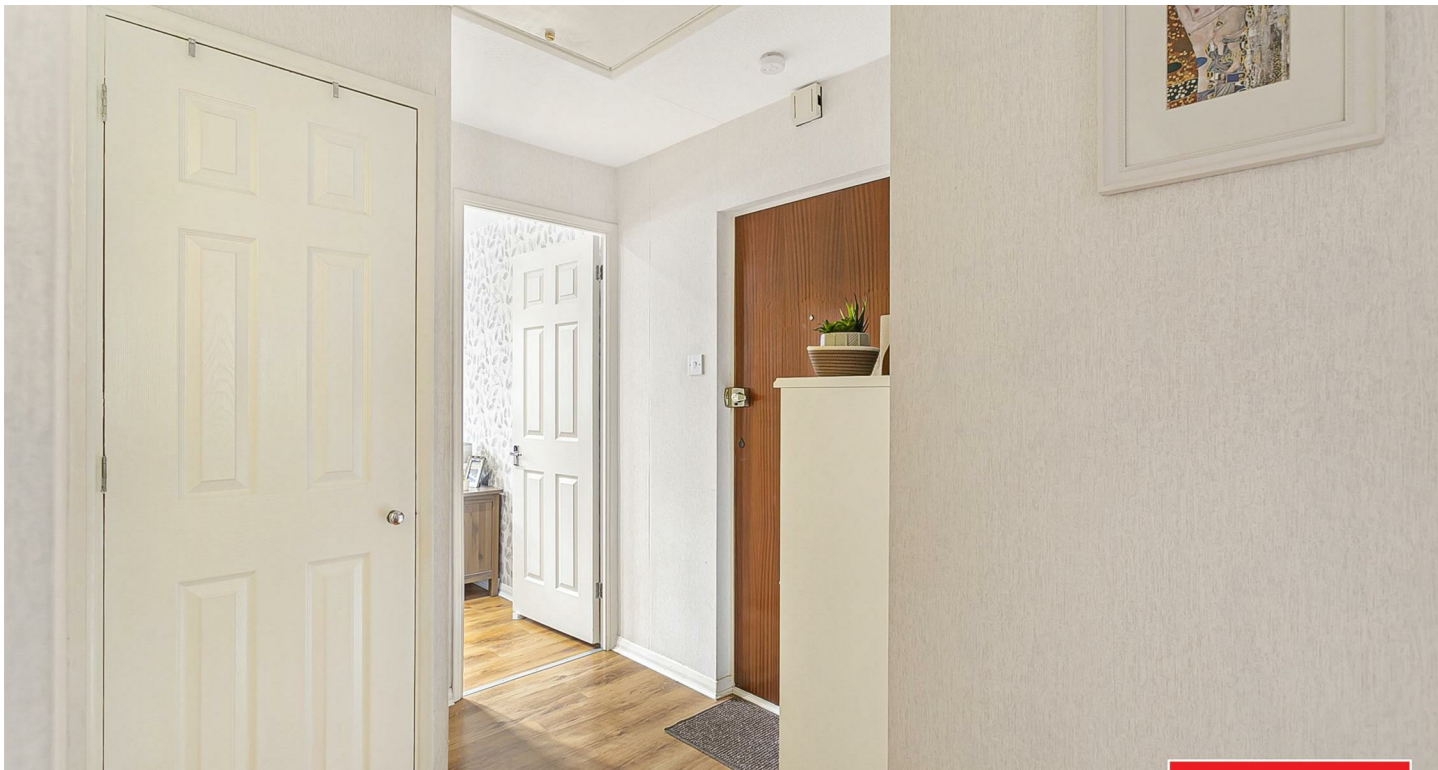




CHURCHILL
estates



Osprey Close, Wanstead

£290,000

Tenure : Leasehold

Floor Area : 456.00 sq ft

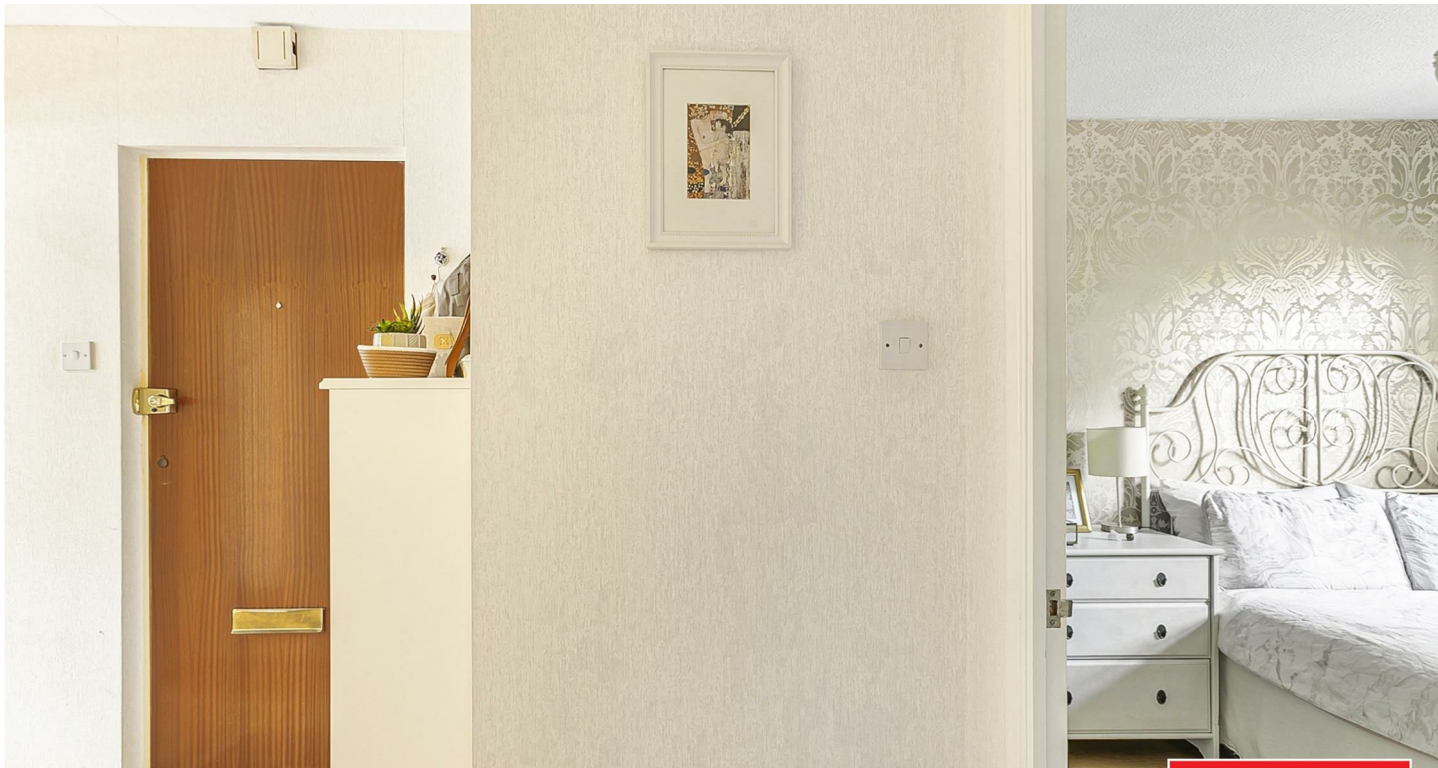
Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(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 offer this attractive one bedroom first floor maisonette, quietly positioned within a sought-after cul-de-sac conveniently located between Wanstead and South Woodford.

The property benefits from its own private entrance, leading into a welcoming hallway that provides access to all rooms. The spacious reception room enjoys an abundance of natural light thanks to two large windows, creating an ideal space for both relaxing and dining. The separate fitted kitchen is well equipped with an excellent range of wall and base units, generous work surfaces and a large window overlooking the surrounding area.

The accommodation is completed by a generous double bedroom featuring built-in wardrobes, together with a contemporary fully tiled bathroom. Attractive wooden flooring extends through the hallway, living room and bedroom, enhancing the property's bright and modern feel.

Outside the property enjoys the added advantages of an allocated parking space and access to attractive communal gardens, providing pleasant outdoor space for residents.

One of the property's most appealing features is its exceptionally long lease of approximately 955 years remaining, offering reassurance for both owner-occupiers and buy-to-let purchasers. Ideally situated for commuters, the home is approximately 0.5 miles from both Wanstead High Street and Snaresbrook Underground Station, while George Lane's shops, cafes and South Woodford Underground Station are around 0.6 miles away.

To arrange a viewing or to find out more about this fantastic opportunity, please contact Churchill Estates at your earliest convenience.





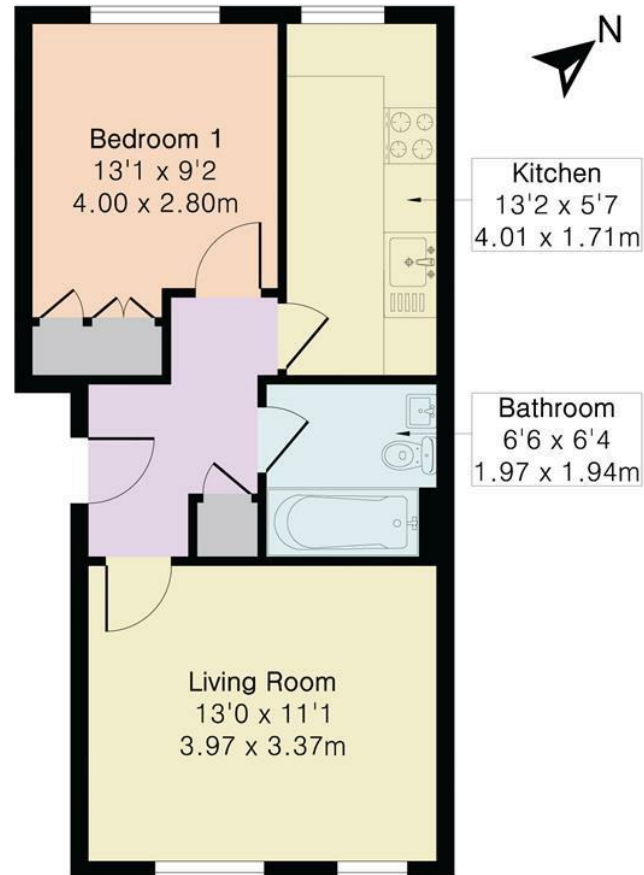


- One bedroom first floor maisonette with private entrance
- Bright and spacious lounge/dining room with dual windows
- Generous double bedroom with built-in wardrobes
- Wooden flooring throughout the hallway, lounge & bedroom
- Exceptional lease with approximately 955 years remaining
- Quiet cul-de-sac location between Wanstead & South Woodford
- Separate fitted kitchen with ample storage & worktop space
- Contemporary fully tiled bathroom
- Allocated off street parking & well-maintained communal gardens
- Approx. 0.5 miles to Snaresbrook Station & Wanstead High Street and 0.6 miles to South Woodford Station & George Lane





Approximate Gross Internal Area 436 sq ft - 40 sq m



First Floor



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.



Email wanstead@wearechurchills.co.uk

To view call **020 8989 0011**

CHURCHILL
estates