

Total area: approx. 44.9 sq. metres (483.1 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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Plan produced using PlanUp.

**Gardner Close**

Council: Redbridge | Council Tax Band: B | Floor Area: sq ft



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Gardner Close, London, E11 2HW  
£1,600 Per Month

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



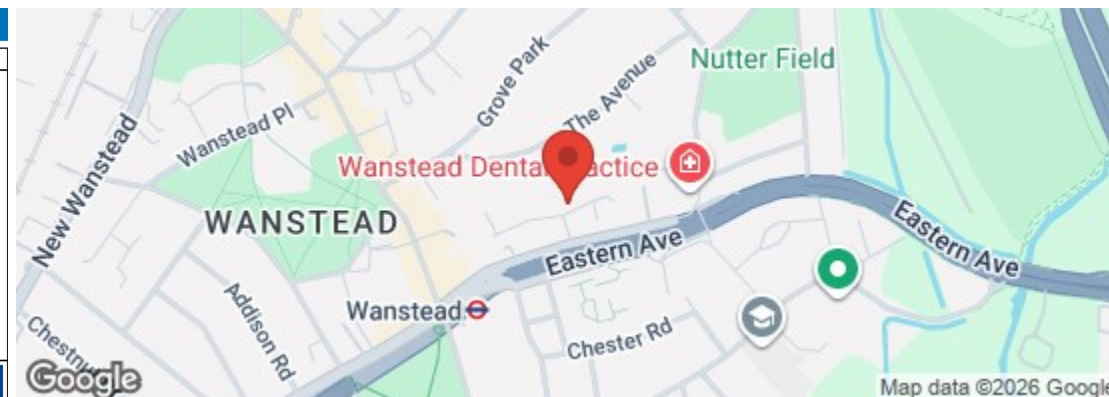
Request a Viewing: **020 8989 0011**

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

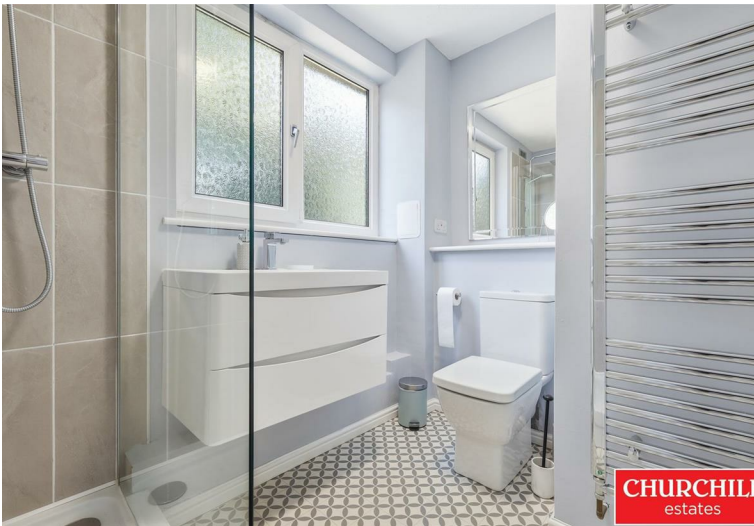
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



Nestled in the charming area of Gardner Close, Wantstead, this delightful one bedroom flat is an ideal home for those seeking comfort and convenience. Available from the 1st of August, this property is offered furnished, making it perfect for those looking to move in without the hassle of purchasing furniture.

The house boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting living areas are designed to create a warm and welcoming atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this property is the access to a private, well-maintained communal garden. This serene outdoor space offers a lovely retreat from the hustle and bustle of city life, allowing residents to unwind amidst greenery and fresh air.

Situated in a desirable location, this house is conveniently close to local amenities, transport links, and recreational facilities, making it an excellent choice for both families and professionals alike.

Do not miss the opportunity to make this charming house your new home. With its appealing features and prime location, it is sure to attract interest.