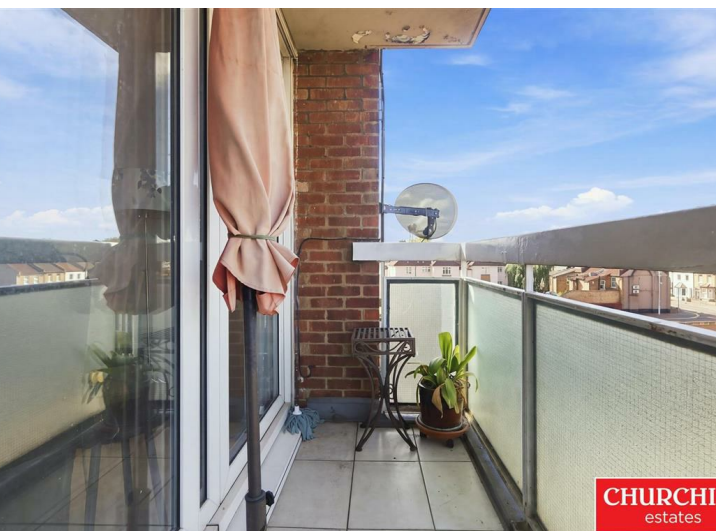






Gardner Close, Wanstead

£325,000

Tenure : Leasehold

Floor Area : 678.00 sq ft

Local Authority : Redbridge

Council Tax Band : B

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		
(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



Churchill Estates are proud to bring to the market on a chain free basis this well presented two double bedroom apartment, situated on the fourth floor of this popular purpose-built development in the heart of Wanstead.

Ideally located just moments from the vibrant and highly sought-after Wanstead High Street and approximately 0.1 miles from Wanstead Central Line Station, the property is perfectly positioned for both commuters and those looking to enjoy everything this desirable area has to offer. Wanstead itself is renowned for its excellent range of independent shops, cafes, restaurants, traditional pubs and local amenities, whilst Wanstead Station provides convenient access into the City and Central London via the Central Line.

Upon entering the apartment you are greeted by a welcoming entrance hallway providing access to all principal rooms and benefiting from useful storage space. The property offers a bright and spacious reception room, providing an excellent setting for both relaxing and entertaining with plenty of natural light creating a pleasant and airy atmosphere.

The separate fitted kitchen is well equipped with an ample range of base and wall mounted units providing plenty of storage and preparation space. The kitchen offers a practical and functional layout and is well suited to everyday living.

There are two generously proportioned double bedrooms, both offering comfortable accommodation and providing excellent flexibility for a couple, small family, first-time buyer or those looking to work from home. The property is further complemented by a modern fully fitted shower room..

One of the standout features of the apartment is the private balcony, offering far-reaching views and providing an ideal outdoor space to enjoy a morning coffee, unwind after a long day or simply take in the surrounding views.

Further benefits include a private garage, ideal for secure parking or additional storage, as well as lift access to all floors, entry phone security, double glazing and gas central heating.

This attractive and well positioned apartment would make an excellent first-time purchase, investment opportunity or comfortable home offering spacious accommodation, a private balcony, garage and excellent transport links in one of Wanstead's most desirable locations.

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







- Offered On A Chain Free Basis
- Fourth Floor Apartment
- Separate Fitted Kitchen
- Modern Fitted Shower Room
- Entry Phone Security System
- Two Double Bedrooms
- Private Balcony with Far-Reaching Views
- Bright & Spacious Reception Room
- Private Garage
- 0.1 Miles from Wanstead Central Line Station

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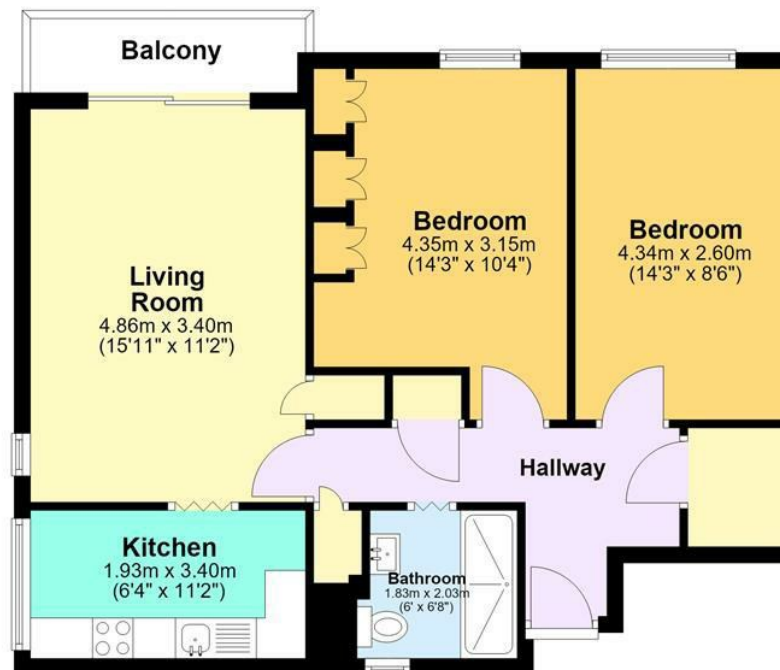
Outbuilding

Approx. 11.9 sq. metres (128.6 sq. feet)



Fourth Floor

Approx. 63.0 sq. metres (678.5 sq. feet)
(excluding Balcony)



Total area: approx. 75.0 sq. metres (807.1 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

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