



CHURCHILL
estates



Osprey Close, Wanstead

Offers In Excess Of
£290,000

Tenure : Leasehold

Floor Area : 446.00 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 1

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		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are delighted to present this bright and beautifully presented one bedroom first floor maisonette, tucked away in a peaceful cul-de-sac between Wanstead and South Woodford.

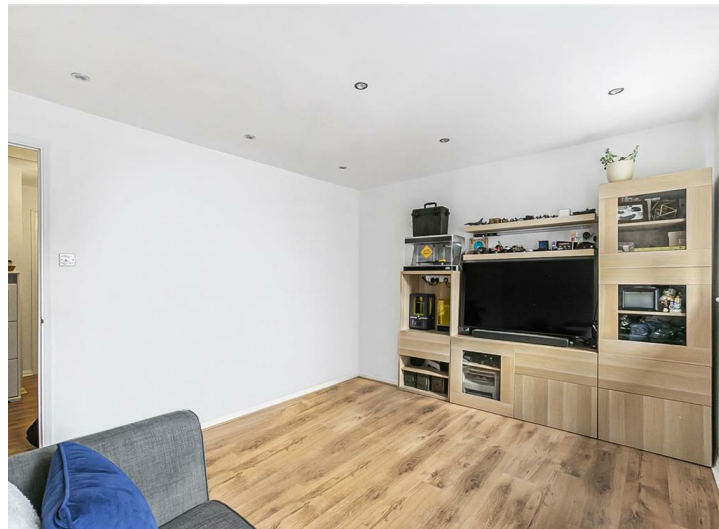
Accessed via its own private entrance, the home welcomes you into a well kept entrance hallway. To the right you'll find a spacious and light filled living/dining room with two large windows that flood the space with natural light. Back off the hall is a good sized fully fitted kitchen featuring a large window, ample wall and base units and generous worktop space perfect for home cooking.

The property further boasts a generously sized double bedroom with fitted wardrobes, a stylish fully tiled bathroom and wooden flooring throughout the lounge, hallway, and bedroom adding warmth and character.

Externally residents benefit from allocated off street parking and access to a well maintained communal garden.

A standout feature of this home is the exceptional lease length with 955 years remaining providing long term peace of mind for homeowners and investors alike. This is a rare opportunity to own a well located, low maintenance home in one of East London's most desirable areas. Positioned just 0.5 miles from both Snaresbrook Station & Wanstead High Street and 0.6 miles from George Lane & South Woodford Station.

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

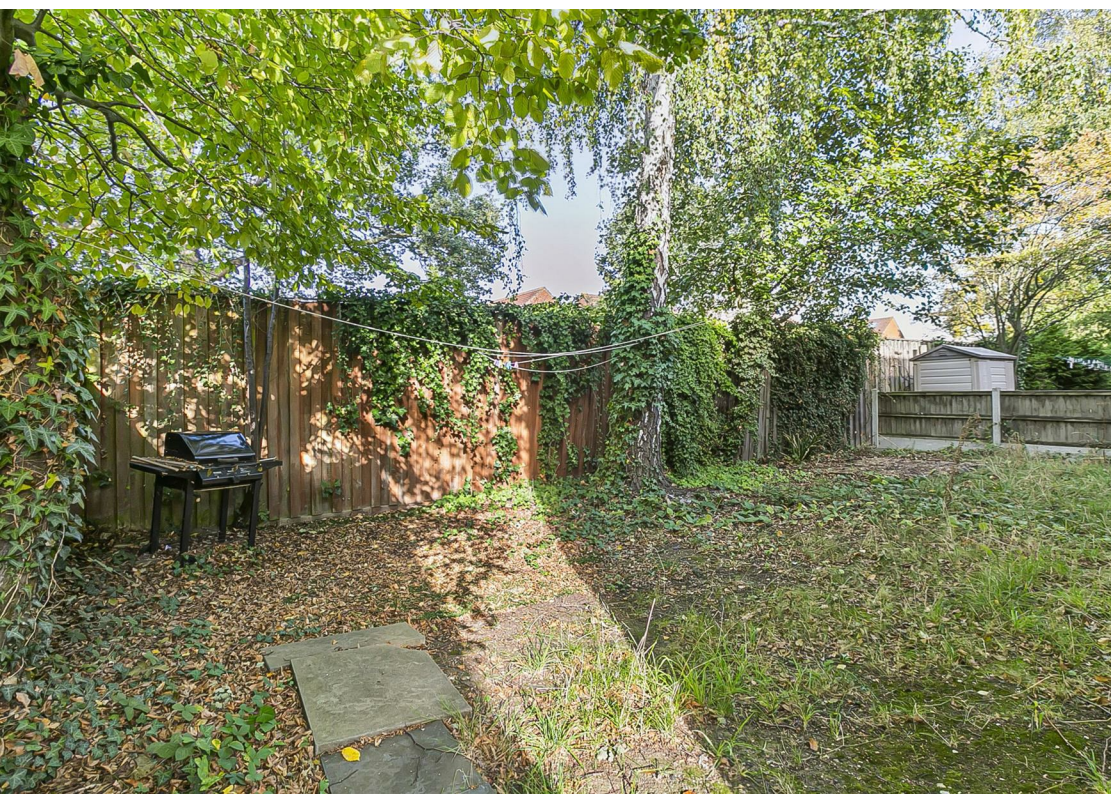




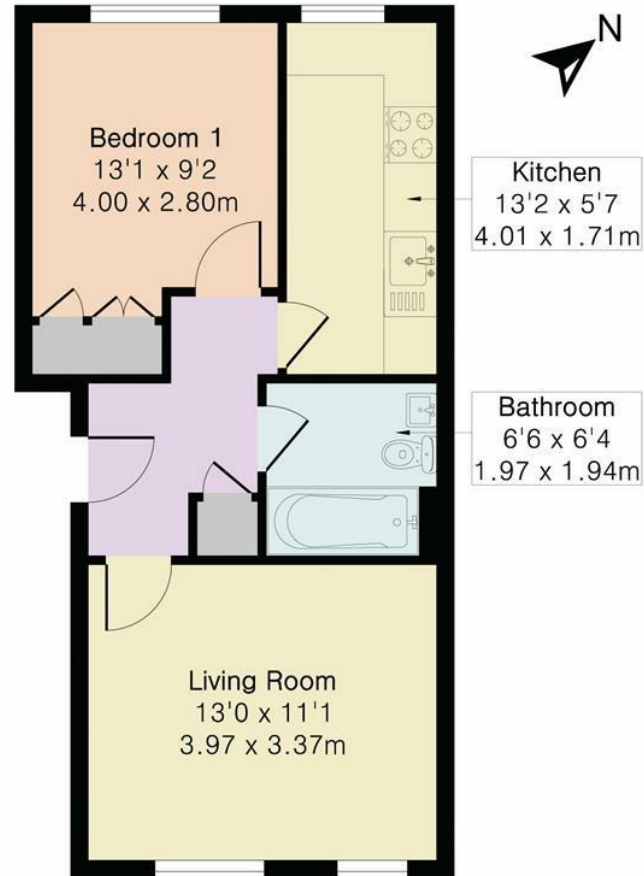


- One double bedroom top floor maisonette
- Own private front door
- Allocated parking space
- Beautifully maintained throughout
- George Lane & South Woodford Station (0.6 Miles)
- Very long lease 955 years remaining
- Peaceful Cul-de-sac location
- Communal gardens
- Wanstead High Street & Snaresbrook Station (0.5miles)
- Service Charge: Nil Ground Rent: Nil





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.

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