



**1 Bed  
Apartment  
located in**



# Flat 4 65 New Wanstead London E11 2SA



£1,600 Per Month

**\*\*Video tour available at request\*\***

Sincere Lettings are pleased to offer this lovely one bedroom flat. The flat consists of a good size bedroom, open plan living / kitchen , family bathroom and a balcony . The property is located 8 minute walk to Snaresbrook station. The property is maintained to a very high standard and is available now  
The flat is taken unfurnished.

Available now

**\*\*NO CAR PARKING AVAILABLE\*\***







Flat 4 65 New Wanstead, London, E11 2SA

| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (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>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

## DIRECTIONS

## CONTACT

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