

**3 Bed
Apartment
located in**

**Flat 4 63 New Wanstead
London
E11 2SA**



3



2



1



£2,300

**** DUE TO PROPERTY LICENCE, WE WILL ONLY CONSIDER
FAMILIES ****

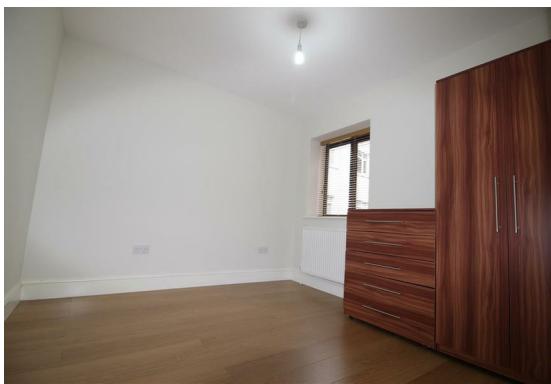
****Video tour available on request****

Sincere Lettings are pleased to offer a new three bedroom first floor split level flat, located a five minutes walk to Snaresbrook Underground Station.

Comprising a brand new refurbishment throughout with wooden flooring, gas central heating and double glazed windows. All bedrooms are a good size with a large open plan reception and kitchen area and comes with 1 bathroom and 1 wc.

The property is available immediately and is taken unfurnished.

**Deposit 1 month
Council tax band C**





Flat 4 63 New Wanstead, London, E11 2SA

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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