



**3 Bed
Apartment
located in**



Flat 4 63 New Wanstead London E11 2SA



£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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