



 2  
Bedrooms

 1  
Bathroom







We are pleased to offer you to the sale market this 2-bedroom flat on Nightingale Court, Leytonstone, E11

The property is situated on the second floor and benefits from a reception room leading into a private balcony, fitted kitchen, 1-double bedroom, 1-single bedroom and a shower bathroom. Additionally, the property also benefits from double glazing throughout and an on-street parking.

Property is a 10 minutes' walk to both Snaresbrook & Wanstead Stations (Central Line). There you will find access to all your local amenities including grocery stores, take aways, restaurants and leisure facilities. Westfield Shopping Mall is less than 10 minutes away by train and the A12 is also close by, making Central London accessible by car in a little less than half an hour.

**Nearest Stations:**

Snaresbrook Station – Central Line (0.3 miles)

Wanstead Station – Central Line (0.4 miles)

South Woodford Station – Central Line (0.7 miles)

**Additional Information:**

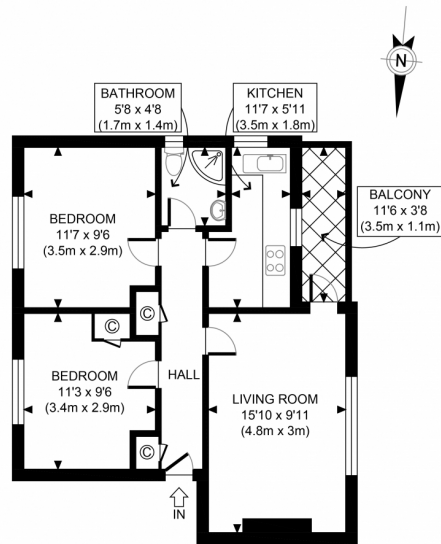
The property is located in the London Borough of Redbridge, Council tax band - C. Flat comes with £1,200 service charges and £13 Ground rent per annum. The flat is Leasehold with 139 years of remaining lease.

This beautiful 2-bedroom flat would appeal to many First-time buyers & Investors.

Asking Price: £315,000

Contact us for more information or to arrange a viewing...

AJ dwellings Estate Agents also offer a professional, Lettings and Management Service. If you are considering renting your property or looking at buying or selling then please call on the number shown above.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 538 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT / 50 SQM	Nightingale Lane
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date</small> 28/01/23
	<b>photoplan</b>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>65</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: London, E11

