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Cadogan Gardens, London, E18 1LX  
**£2,400**

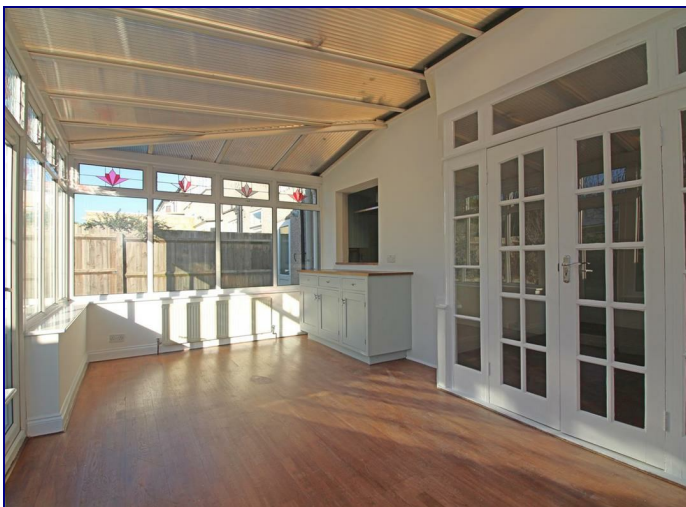


**\*\* NOW FEATURING WOODEN FLOORING THROUGHOUT \*\***

Kings are delighted to present this beautifully extended and fully enhanced three-bedroom home, situated in the highly sought-after 'Nightingale' estate. Ideally located within walking distance of both George Lane and Wanstead High Streets, the property offers easy access to Central Line stations, a fantastic selection of local shops and eateries, as well as the highly regarded Ofsted-rated 'Outstanding' Primary School.

This extended property boasts spacious living accommodation arranged over two floors. It features a fantastic modern kitchen, a separate utility/WC, and a bright conservatory to the rear. As part of the current refurbishment, elegant wooden flooring has been installed throughout, adding a contemporary and cohesive feel to the home.

Externally, the property benefits from a low-maintenance garden with a stunning slate patio area, framed by stylish glass balustrades that overlook a well-maintained lawn. A modern outbuilding with bi-fold doors provides versatile space, ideal for use as a gym, home office, or an additional entertaining area for family and friends. The front garden offers off-street parking for multiple vehicles.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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Associated Offices in London, Essex and Hertfordshire  
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