



While every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for general reference only and should be used in conjunction with the property particulars. The information is provided for general information only and is not intended to be used for any other purpose.

Council: Redbridge | Council Tax Band: C | Floor Area: 770.00 sq ft

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Park Road, Aldersbrook, E12 5HQ  
£1,900 Per Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 503 6060** Email: [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)



Churchill estates are delighted to bring to market this attractive two double bedroom ground floor conversion with its own private rear garden and situated within the desirable Aldersbrook conservation area.

This spacious period property comprises an expansive lounge with feature bay window to front, fitted kitchen, three piece bathroom with separate W/C, two generously sized double bedrooms and a lean-to / dining area which provides access to your extensive and private garden with an open aspect, ideal for entertaining throughout the summer months.

The location of the property is magnificent being only stone's throw from the highly regarded Ofsted "Outstanding" Aldersbrook Primary School, a short walk to the idyllic greenery of Wanstead Park and the open green spaces of Wanstead Flats also being nearby.

Further benefitting from owning the front garden, a useful side access, cellar for additional storage, gas central heating

For more information or to arrange an appointment to view, please contact the office at your convenience.

