

Ground Floor

Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Reception Room  
20'0" x 13'9"

Kitchen  
6'11" x 10'7"

Bedroom  
14'4" x 11'8"

Bedroom  
10'6" x 10'10"

Bathroom  
6'9" x 8'1"

Ensuite  
6'9" x 5'5"

Balcony  
5'3" x 10'7"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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	



## ALDERSBROOK ROAD, ALDERSBROOK

Asking Price £425,000 Leasehold  
2 Bed Flat



### Features:

- Exceptionally Large Modern Flat
- Two Double Bedrooms
- Large Reception with Terrace
- Separate Kitchen
- Gated Development
- Designated Parking
- Next To Wanstead Flats

A fabulous find of a two double bedroom, two bathroom ground floor apartment, moments from Wanstead Flats. With close to 820 square foot of generous living space plus an outdoor terrace, it's a superb home in a truly enviable position.

You'll enjoy all the benefits of a modern gated development here, including your own designated parking space.

REQUEST A VIEWING  
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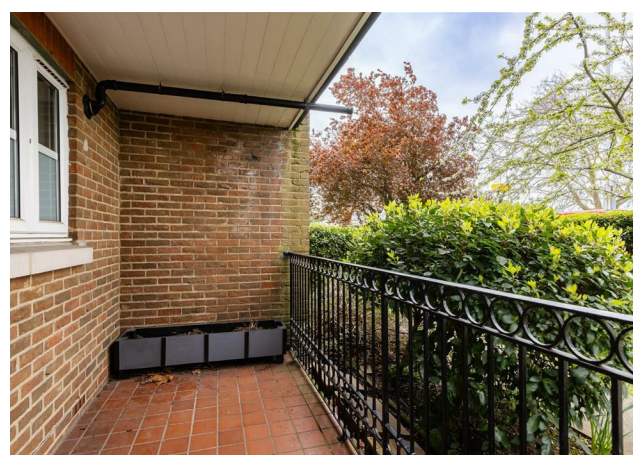
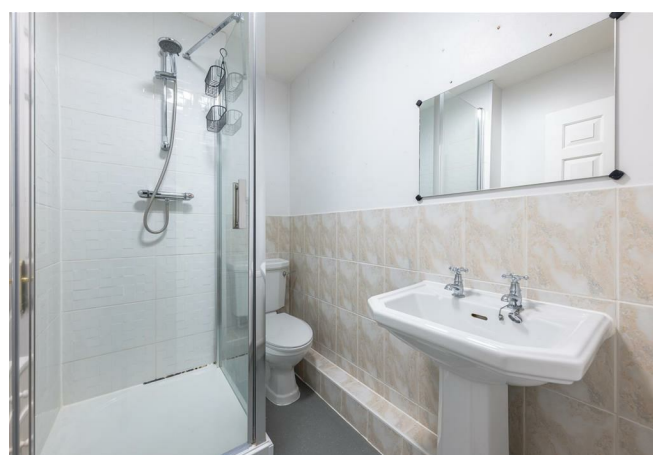
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**IF YOU LIVED HERE...**

Head into your hallway and find your first bedroom on your right. This gives you 100 square feet of space, with soft carpet underfoot and an alcove just right for a large wardrobe. Your principal sleeper is next, with 170 square foot of space and a pair of bespoke wardrobes, plus an en suite shower room, with traditional white WC and sink. Both bedrooms have frosted double glazed windows, and cornicing to the ceiling. Past the built in storage in the hallway is your family bathroom, part tiled in sage green with panel sided tub.

At the end of your hallway is your separate kitchen. In here you have a wealth of units and open shelves, gas hob, and neutral tiling underfoot. Then you'll find your fantastic 265 square foot reception, with part frosted bay window to the front for natural light and privacy alike. There's biscuit coloured carpet underfoot here too. French doors to the side open onto your neat fifty five square foot terrace, with terracotta tiling underfoot and iron balustrade. Your outside space is covered, so you can enjoy your morning coffee or evening drink here in almost any weather.

Nestled in the coveted Aldersbrook Estate, you're surrounded by greenery

here, but it's well under twenty minutes on foot, or about five minutes via the 101 or W19 bus routes, to Manor Park station for the superfast Elizabeth Line, whizzing you to Tottenham Court Road and the heart of London in under twenty five minutes. You're nestled among a variety of green spaces, with Wanstead Flats almost literally on your doorstep, just steps away and there for you to explore any time you feel like a breath of fresh air.

**WHAT ELSE?**

- Your new favourite watering hole could be The Golden Fleece, a refurbished family friendly gastropub right on the edge of Wanstead Flats and with a glorious beer garden just right for long summer evenings.
- Schools rated 'Outstanding' within a mile of you include Aldersbrook Primary, Highlands Primary, and Forest Gate Community School.
- If you feel like taking up a new sport, there's a cluster of clubs a mile and a half away, from tennis to cricket.



**A WORD FROM THE OWNER...**

"St James Court is a prestigious group of Flats/Apartments in a gated community situated on the desirable and sought after Aldersbrook Estate in South Wanstead and which has been a Conservation Area for over 20 years. It is opposite the well known Wanstead Flats which is common land in excess of 300 acres.

The Flat is spacious and well designed and the group of 16 Flats are actively managed by a Service Company owned by the Leaseholders and the day to day operations are contracted to a managing agent. There is a very short bus route to Manor Park station for the excellent TFL Elizabeth Line and the other direction to Wanstead Village and the Central Line.

Aldersbrook Primary School is a short walk away.

Within the area there are many outdoor sports club activities available such as Tennis, Golf, Cricket, Flat Green Bowling."

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