

DURDEN & HUNT

INTERNATIONAL



Aldersbrook Road, Wanstead E12

£500,000

- Top Floor Split Level Apartment
- Off Road Parking And Excellent Transport Links
- Move In Ready
- Contemporary Kitchen And Good Sized Living Room
- Sought After Aldersbrook Estate
- Period Style Features
- Master Bedroom With En Suite
- Opposite Wanstead Flats
- Thoughtfully Decorated Throughout
- Second Double Bedroom And Family Bathroom

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

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Top Floor Split Level Apartment - Opposite Wanstead Flats - Sought After Aldersbrook Estate - Off Road Parking - Excellent Transport Links - Period Style Features - Thoughtfully Decorated Throughout - Move In Ready - Master Bedroom With En Suite - Second Double Bedroom - Contemporary Kitchen - Good Sized Living Room - Family Bathroom - Storage



Council Tax Band: C



Durden and Hunt welcome to the market this exceptional, two bedroom, split level apartment on the much sought after Aldersbrook estate and opposite the expansive Wanstead Flats.

Internally this beautifully presented top floor property, of over 1100 SQ FT, has been thoughtfully decorated throughout and is available move in ready.

Offering views over Wanstead Flats, the good sized living room, and hallway, benefit from original wooden flooring and the modern galley kitchen provides an ideal space for cooking.

The spacious master bedroom, within the loft extension, benefits from built in wardrobes and storage and a luxurious en suite; which has been featured in House Beautiful magazine. Additional storage can be found within this space.

Further, a second double bedroom, with space for a desk, is complemented by a contemporary family bathroom.

Externally the impressive property boasts off road parking.

Ideally located for local shops, schools and amenities it offers ample green spaces including Epping Forest. The property is currently within the catchment area for Outstanding Ofsted school Alderbrook Primary.

Wanstead's High Street provides a wide selection of independent alfresco restaurants, bars, coffee shops, boutiques, French artisan bakery, high welfare butchers and currently hosts a monthly market.

It has excellent transport links including the A406, A12 and Manor Park's Elizabeth Line providing direct access to London.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

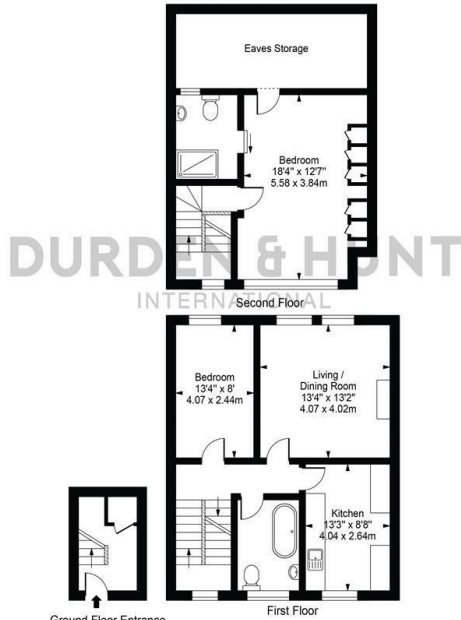
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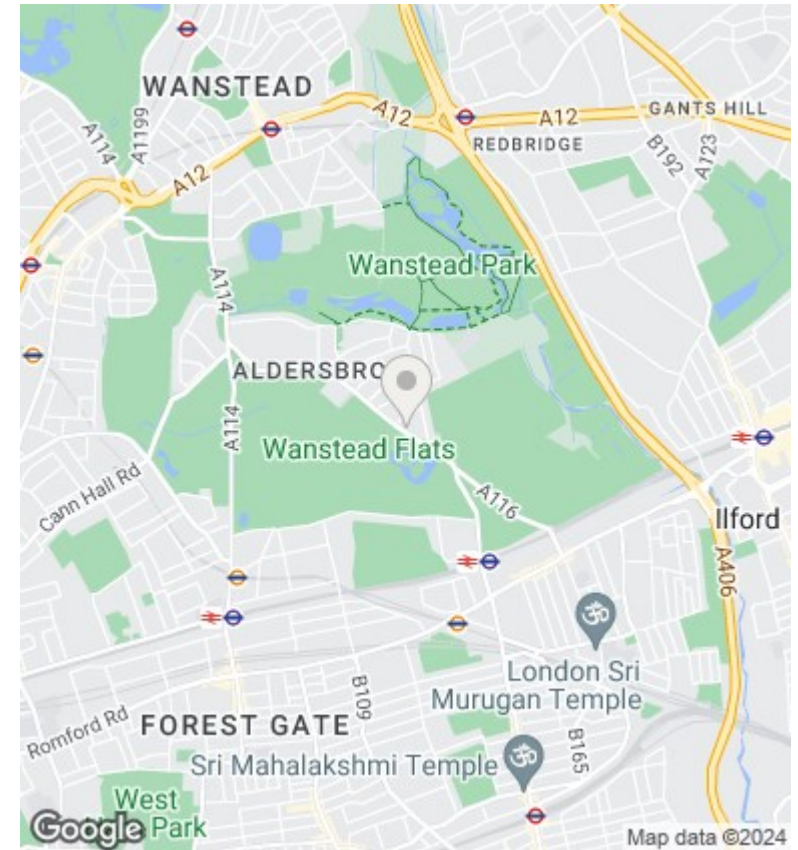


Aldersbrook Road
 Approx. Total Internal Area 1153 Sq Ft - 107.12 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area 1007 Sq Ft - 93.55 Sq M
 (Excluding Eaves Storage)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	