

**Guide Price**  
**£300,000**

**Leasehold**

2x  1x  1x 

**Queenswood Gardens,  
Wanstead, E11**



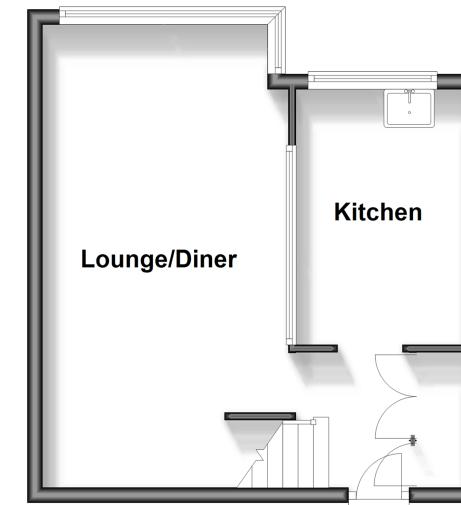


## Main features

- **2 bedroom split level flat**
- **Garage and communal parking**
- **No onward chain**
- **Ideal purchase for an investor or a first time buyer**
- **Fantastic location, surrounded by Wanstead Flats and Wanstead Park**

## Second Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



## Accommodation

### SECOND FLOOR

#### Entrance Hall

Lounge/Diner: 20'2 x 10'7 (6.15m x 3.23m)

Kitchen: 11'4 x 7'3 (3.46m x 2.21m)

### THIRD FLOOR

#### Landing

Bedroom 1: 13'7 x 9'9 (4.14m x 2.97m)

Bedroom 2: 11'3 x 7'5 (3.43m x 2.26m)

#### Bathroom

### OUTSIDE

#### Garage

#### Communal Parking

#### Communal Gardens

## Third Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Call Woodford Green - 020 8505 6343 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



53619174/20251018/SA/RUM