

TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
We have made every effort to ensure the accuracy of the floor plan and the measurements of the rooms, but we cannot be held responsible for any errors or omissions. The floor plan is for information only and should not be used as a basis for any legal proceedings. The floor plan is not a guarantee of the actual floor area or the layout of the rooms. The floor plan is subject to change without notice.

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

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	



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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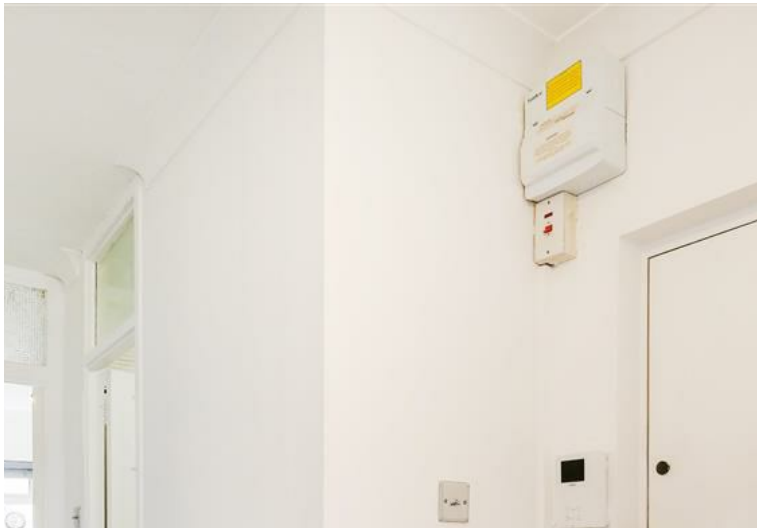
Aldersbrook Road, Wanstead, E12 5HH
£1,700 Per Month

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



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Available Now | Two bedroom First floor flat | Newly Refurbished | Two Good Sized bedrooms | Garage en Block | Updated kitchen work tops |

Churchill Estates are pleased to offer this this newly redecorated two-bedroom flat combining modern living with a tranquil environment—perfect for professionals who want to enjoy both open space and easy access to the city. Located on the first floor of a well-kept block of just six flats, the property offers two generously sized bedrooms, a bright and clean bathroom, and kitchen fitted with a double oven and a brand-new washing machine and updated worktops. The interior has been refreshed throughout with new carpet and vinyl flooring and full redecoration.

The flat also includes a private garage, ideal for secure parking or additional storage. Located in Alderbrook, E12, it's conveniently placed within walking distance of local bus stops and benefits from excellent transport connections via Manor Park Station (Elizabeth Line) and Leytonstone Underground Station (Central Line). Wanstead Flats, with its vast open space for walking, exercising, or simply relaxing, is just minutes away.

