



Directions

Viewings

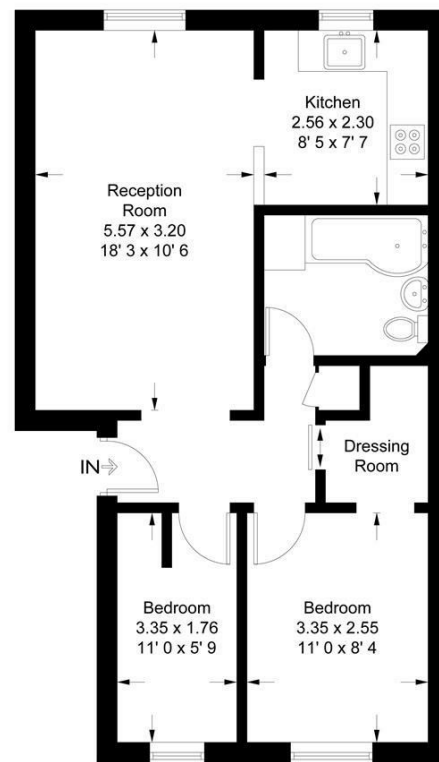
Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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	



Alders Close
Approximate Gross Internal Area = 582 sq ft / 54.1 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



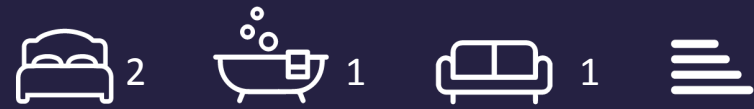
43 Alders Close, Wanstead, E11 3RZ

Asking Price £350,000

- First floor apartment
- Dressing room
- Spacious bathroom
- Allocated parking space
- Within a short walk of convenient bus-routes
- Two bedrooms
- Large lounge/diner
- Well-kept grounds
- Close to extensive park and forestland
- Extended lease to be granted upon completion

43 Alders Close, Wanstead E11 3RZ

Located within Aldersbrook in a quiet cul-de-sac Petty Son & Prestwich are excited to offer this two bedroom, first floor flat within a small, purpose built development.



Council Tax Band: C

The property is located just 0.5 miles from Aldersbrook Primary School, Ofsted 'Outstanding' as well as excellent transport links, including Manor Park mainline, Elizabeth Line and Wanstead tube station (0.8 miles). You are also only 2.6 miles from Westfield Shopping Centre and the Olympic Park. The house is surrounded by the picturesque Wanstead Flats and stunning woodland, allowing the owners to enjoy the buzz and tranquillity that the area is admired for. Positioned within a quiet cul-de-sac, close to fantastic open green spaces, forest land and extensive bus-routes, this two bedroom first floor flat is perfect for those that want convenience balanced with tranquillity. Within a small development, this first floor apartment enjoys a bright and spacious lounge/diner open to a well configured kitchen, contemporary bathroom and two bedrooms, one of which has the added luxury of a dressing room. Externally the development offers resident permit parking and well-kept grounds.

EPC Rating: C80

Council Tax Band: C

Lease Information: There will be an extended lease of 959 years granted upon completion. The current lease term is 125 years from 1 July 1984 (85 years currently remain)

Service Charge & Ground Rent: £1974.80 (Reviewed annually)

Reception Room

18'3" x 10'5"

Kitchen

8'4" x 7'6"

Bedroom

10'11" x 8'4"

Bedroom

10'11" x 5'9"

