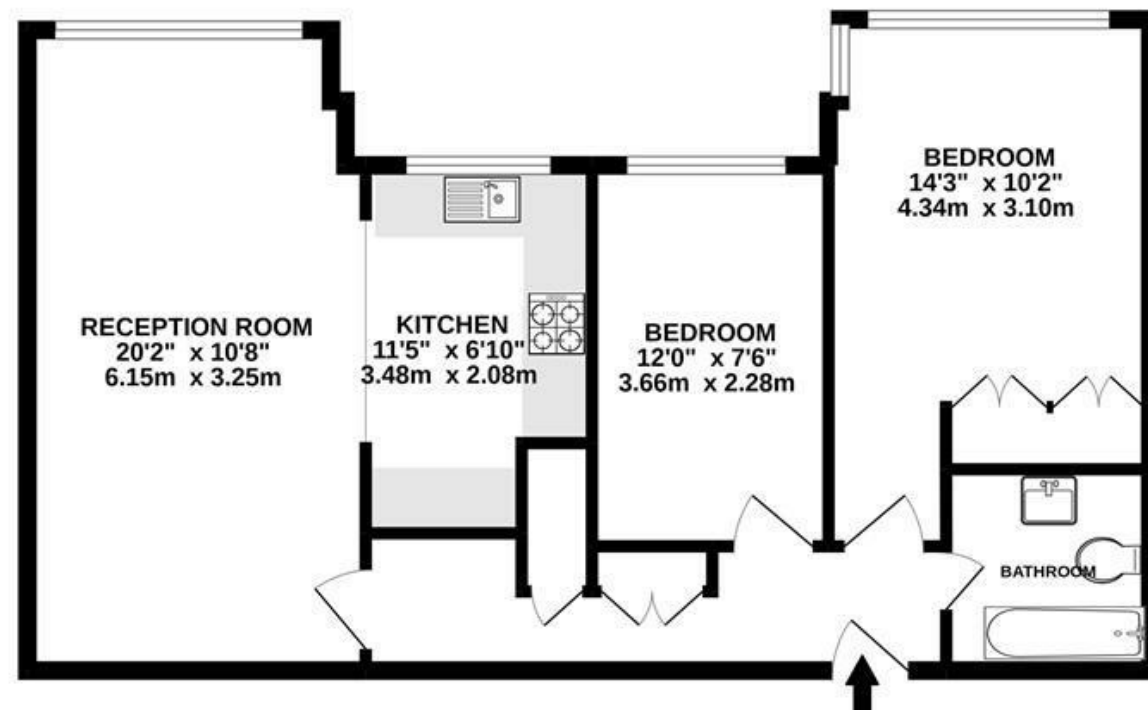


Approx. Gross Internal Area = 60.4 sq m / 650 sq ft  
Total (Including Garage) = 71.9 sq m / 774 sq ft



(Not Shown In Actual  
Location / Orientation)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Queenswood Gardens, Wanstead

£365,000 Leasehold - Share of Freehold

- Two good sized bedrooms
- Recently fitted, modern bathroom
- Close to Wanstead Flats
- Ground floor
- Share of Freehold
- Garage
- Open plan kitchen
- Residents parking
- Aldersbrook Estate

# Queenswood Gardens, Wanstead

Petty Son and Prestwich are delighted to offer for sale this beautifully presented, spacious ground floor two bedroom apartment located in the sought after Queenswood Gardens boasting light and airy accommodation with open plan kitchen and luxury bathroom.



Council Tax Band: C



Due to the build of Queenswood Gardens, many of the rooms feature large windows, allowing a great deal of natural light to flood in and fill every room, creating a light and homely feel.

On stepping inside, the standard of accommodation can be fully appreciated. A welcoming entrance hallway with handy storage cupboard, solid wood flooring flows seamlessly through most of the apartment. The spacious sitting/dining room provides enough space for a table and chairs as well as a seating area for relaxing. A modern kitchen is fitted with a range of contemporary cabinets complemented by tiled splash backs. Both bedrooms are generously sized and a modern bathroom with white suite and attractive ceramic tiled flooring completes the accommodation. Resident's parking and the benefit of a garage makes parking easy and the garage is ideal for the extra storage.

The apartment is located close to bus services and within 0.9 miles of Wanstead underground station and Wanstead Park Overground Station, allowing easy access to Liverpool Street and Central London. Wanstead Flats, with views towards Canary Wharf, are extremely close and provide an excellent area to enjoy walking, running, cycling or feeding the resident ducks, geese and swans at Alexandra Lake. Added benefits include having a share of the freehold and double glazing throughout.

EPC Rating: E46

Council Tax Band: C

Lease Information: 189 years from 24th June 1971 (136 years currently remain)

Service Charge: £1560 per annum (paid monthly)

Ground Rent: N/A

## KITCHEN/DINING/RECEPTION ROOM

26'7" x 17'11"

## BEDROOM ONE

14'3" x 10'4"

## BEDROOM TWO

12'1" x 7'6"

## GARAGE

16'1" x 7'9"