



Wanstead Park Avenue, Aldersbrook

Asking Price £550,000 Leasehold - Share of Freehold

- Ground Floor Garden Flat
- Modern Kitchen
- Spacious sitting/dining room
- Aldersbrook Estate
- Two Bedrooms
- Contemporary bathroom
- Garden plus separate patio

Just 0.5 miles from the outstanding Ofsted rated Aldersbrook Primary School and 0.7 miles from The Elizabeth Line, Petty Son & Prestwich are proud to offer this delightful, two-bedroom ground floor Edwardian garden flat.

Bordered by Wanstead Flats, the Southernmost boundary of Epping Forest and Wanstead Park, the extensive grounds once owned by the now long demolished Wanstead House, the highly desirable Aldersbrook Conservation area is spoiled for choice when it comes to the beautiful, natural surroundings. Commuting time has also been cut for many, with the Elizabeth Line providing access to Liverpool Street in 14 minutes, or Paddington in just over 35 minutes, from Manor Park Station. Aldersbrook Estate is predominantly made up of large, attractive Edwardian homes, which create a feeling of period grandeur and this two bedroom garden conversion is a real find for those who wish to enjoy the benefits of the area as a First Time Buyer or downsizer.

On approach, the striking double bay gives a good first impression of the building and on stepping inside, the well-presented space on offer does not disappoint. A welcoming entrance hallway with tanked cellar, allowing useful storage, serves a bright and airy sitting room with useful fitted storage units with shelving above. The large space is flooded with natural light thanks to the large bay window. This room lends itself well to use as a principal bedroom. The second bedroom is set at the rear of the property and offers plenty of space for a double bed and wardrobes.

Moving through the apartment you will find a spacious sitting/dining room giving plenty of space for formal dining and relaxing with the bonus of having direct access to the patio area. The kitchen is fitted with a contemporary range of high gloss cabinets complemented by contrasting work surfaces and integrated appliances including oven and hob.

The modern bathroom is fitted with a white suite enhanced by Metro tiling and contrasting flooring. Externally there is a courtyard garden directly outside the sitting room whilst at the rear you will find a large lawned garden of 52' approx. As well as The Elizabeth Line at Manor Park, transport links include local bus routes to Wanstead's vibrant High Street and Central Line Station.

EPC Rating: C70
Council Tax Band: C
Lease Information: 999 years from 25th December 1964 (938 years currently remain)
Ground Rent: N/A
Service Charge: N/A

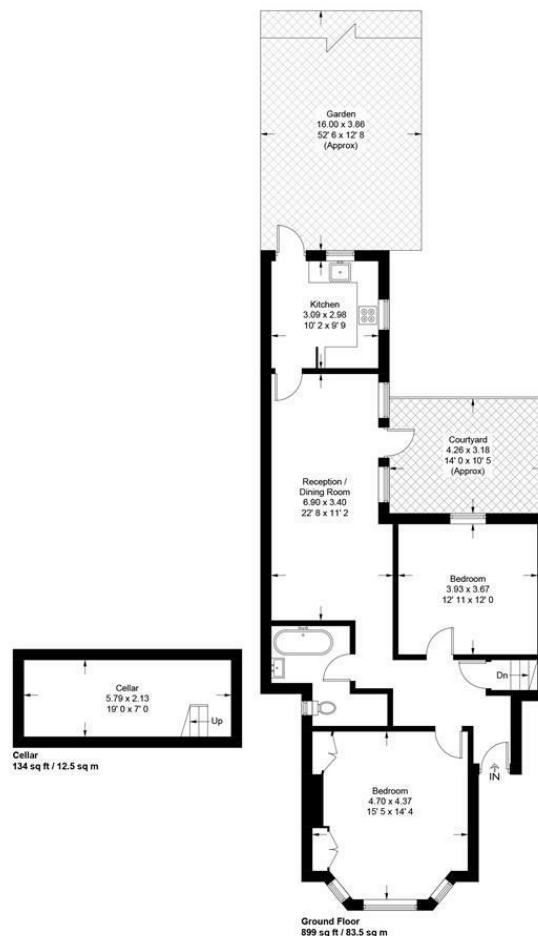
Reception/ Dining Room
22'7" x 11'1"

Kitchen
10'1" x 9'9"

Bedroom
15'5" x 14'4"

Bedroom
12'10" x 12'0"

Wanstead Park Avenue
Approximate Gross Internal Area = 1033 sq ft / 96 sq m



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.