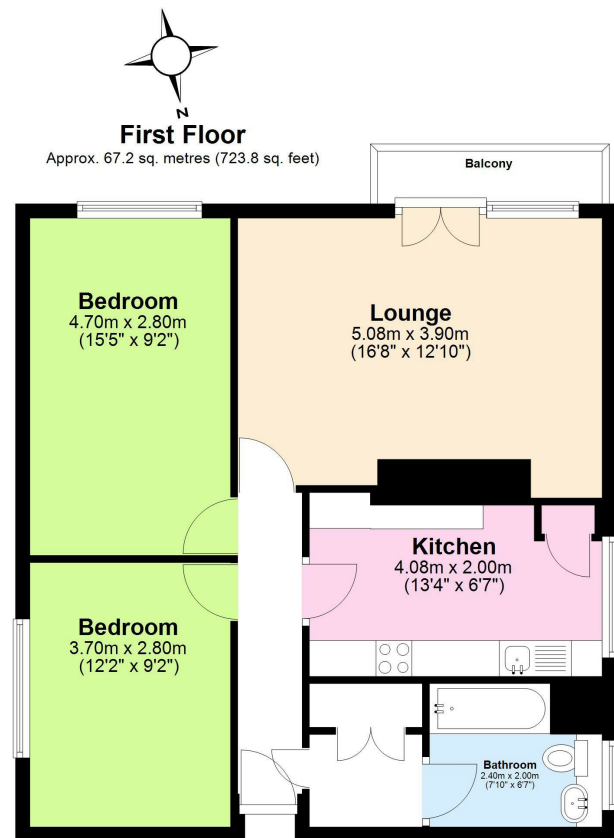




Total area: approx. 67.2 sq. metres (723.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

**Brading Close**



## Brading Crescent, Wanstead

£340,000 Leasehold

- Two double bedrooms
- Aldersbrook development
- Large lounge/diner
- Chain free
- First floor apartment
- Plenty of storage space
- 1.1 miles to Manor Park Station

# Brading Crescent, Wanstead

Petty Son & Prestwich are delighted to offer for sale this bright, well-presented two double bedroom first floor apartment. Set in the heart of the Aldersbrook Conservation Area, this charming home enjoys picturesque views across Wanstead Flats and is just moments from local green spaces and excellent transport connections.

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 C

Council Tax Band: C



The property offers two generous double bedrooms and an impressive amount of built-in and walk-through storage, including a large internal storage room and an outdoor shed, which is ideal for bikes or seasonal items.

The spacious lounge/diner is finished with crisp white walls, elegant panelling, and a feature fireplace, creating a stylish yet homely space perfect for entertaining. French doors open onto a private balcony, flooding the room with natural light and offering a pleasant spot to relax.

The fitted kitchen benefits from a large window, ensuring plenty of light and ventilation, while the family bathroom includes a white suite with an overhead shower.

The location is one of Alderbrook's most desirable, being within 0.2 miles of Aldersbrook Road, providing access to local bus routes and the wide-open spaces of Wanstead Flats. Wanstead Park (0.4 miles) offers further opportunities for walking, cycling, and outdoor leisure.

Families will also appreciate being within close proximity of the highly regarded Aldersbrook Primary School (Ofsted: Outstanding). For commuters, there are excellent transport options nearby, including Manor Park mainline station, Wanstead Tube, and the Elizabeth Line (Crossrail), ensuring swift connections to the City and beyond.

This is a superb opportunity to acquire a spacious, well-located apartment in a desirable area and is just perfect for first-time buyers, small families, or those looking for a stylish home close to nature and great transport links.

Lease Information: 125 years from 1 July 1996 (95 years currently remain)  
Service charge: £2104.94  
Ground Rent: £10 per annum  
EPC Rating: C72  
Council Tax Band: C  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

**Reception Room**  
16'8" x 12'10"

**Kitchen**  
13'5" x 12'10"

**Bedroom**  
15'5" x 9'2"

**Bedroom**  
12'2" x 9'2"