



Total area: approx. 133.1 sq. metres (1432.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Empress Avenue, Aldersbrook

£1,150,000 Freehold

- Three bedroom Edwardian terraced house
- Kitchen/diner
- Large South/Easterly garden
- A mix of modern and period styling
- 0.5 Miles to Aldersbrook Primary School
- Two reception rooms
- Additional ground floor shower room
- Further potential to extend (STPP)
- Leafy outlook to the rear
- 0.7 Miles to the Elizabeth Line

Empress Avenue, Aldersbrook

Petty Son & Prestwich are delighted to bring to market this classic Edwardian terraced home, featuring a wonderfully generous south-easterly garden, serene leafy surroundings, and further opportunity to extend.

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Council Tax Band: E



Nestled within the ever-popular Aldersbrook Estate, this elegant three-bedroom Edwardian terraced home enjoys a truly enviable position, just 0.5 miles from the Outstanding-rated Aldersbrook Primary School. Manor Park Station, offering swift Elizabeth Line connections, sits around 0.7 miles away, while handy bus routes along Aldersbrook Road provide further ease for those who appreciate the area’s relaxed, village-like feel. Perfectly placed in the heart of the Conservation Area, the home is surrounded by the natural beauty that makes this neighbourhood so loved. Wanstead Park is only 0.2 miles from your doorstep, ideal for peaceful woodland walks, scenic lake views, and tranquil strolls through to Central Wanstead. Equally close, Wanstead Flats (also 0.2 miles) offers wide open green spaces, perfect for runners, dog walkers and families. And with the recent arrival of the brand new Tesco Express on Aldersbrook Road (0.3 miles), everyday essential (and last-minute dinner ingredients) are always within easy reach. The home’s classic exposed brick façade, charming mosaic pathway and the bespoke front door makes a wonderful first impression, reflecting the quintessential character of Aldersbrook’s Edwardian terraces. Inside, the ground floor has already been thoughtfully extended to create a spacious and versatile living environment. The two original reception rooms, complete with beautiful plasterwork, have been opened through to one another, allowing natural light to flow from both front and rear.

To the back of the house, the generous kitchen/diner enjoys a sunny south-easterly aspect, perfect for morning light, along with ample room for a large dining table, American-style fridge/freezer, range cooker, wide double butler style sink and an extensive run of cabinetry. The ground-floor W.C., which currently includes excellent built-in storage, a shower, and a Miele washing machine.

Upstairs, the first floor hosts three bedrooms; two spacious doubles and a smaller single, each adorned with period fireplaces, cast iron radiators, picture rails and wooden floors, providing a traditional feel throughout. The family bathroom continues this timeless style, featuring classic metro tiling, black-and-white mosaic flooring, a

period-style suite with overhead shower, and a cast iron radiator. Additional storage is available in the loft, which also provides scope for further expansion via a loft conversion (STPP), where the lovely leafy views to the rear could be truly enjoyed.

Outside, the rear garden extends to approximately 85 feet, beginning with a generous patio area that enjoys plenty of sun, perfect for outdoor dining or relaxing, before leading onto a large lawn bordered by a raised bed.

EPC Rating: D56
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room
14'5" x 13'5"

Reception Room
14'1" x 9'10"

Kitchen
12'10" x 18'4"

Bedroom
14'5" x 12'10"

Bedroom
13'9" x 12'10"

Bedroom
9'6" x 6'7"

Cellar
16'5" x 5'11"