

**Guide Price**  
**£375,000**

**Leasehold**

2x 1x 1x

**Queenswood Gardens,  
Wanstead, E11**



**OVER 60?**  
Secure this property  
for up to **59% less!**<sup>1</sup>

**DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- **Immaculate second floor split level flat**
- **Chain-Free**
- **Garage and residential off street parking**
- **Large lounge/diner with dual aspect windows**
- **Close to Wanstead Park**



## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner: 20'3 x 10'6 (6.18m x 3.20m)

Kitchen: 11'5 x 6'6 (3.48m x 1.98m)

### THIRD FLOOR

Landing

Bedroom 1: 13'6 x 10'11 (4.12m x 3.33m)

Bedroom 2: 14'4 x 7'5 (4.37m x 2.26m)

Bathroom

### OUTSIDE

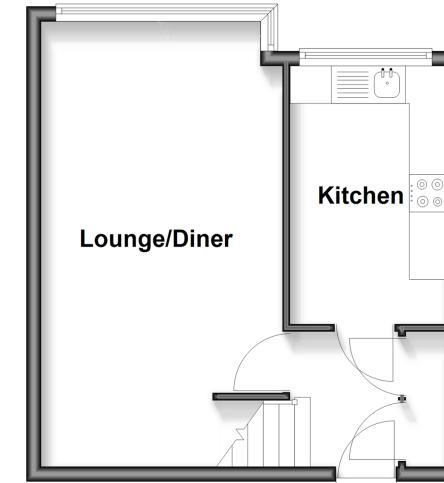
Communal Garden

Garage



### Second Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



### Third Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



**Call Wanstead - 020 8530 3741 ■ douglasallen.co.uk**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



CURRENT:  
D(64)

POTENTIAL:  
C(80)



53212461/20260131/CP1/RUM