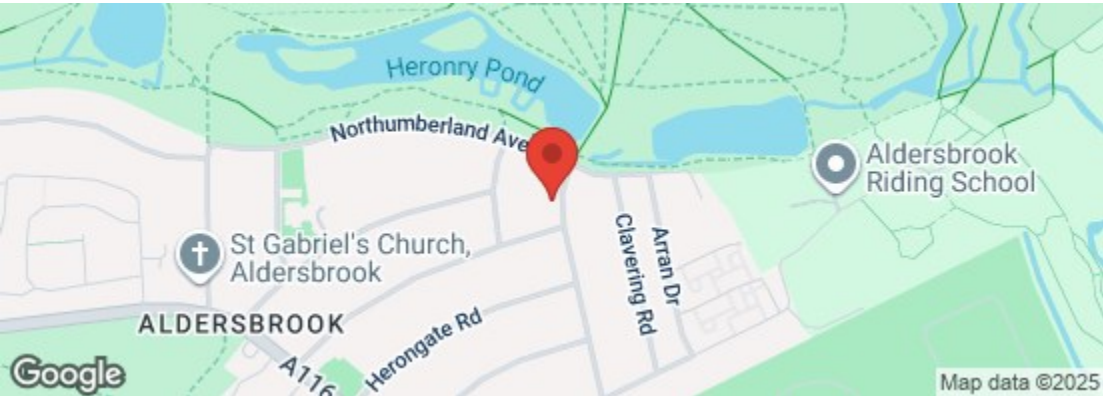




TOTAL FLOOR AREA: 1755sq.ft. (163.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, gardens, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Redbridge | Council Tax Band: F | Floor Area: 1755.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



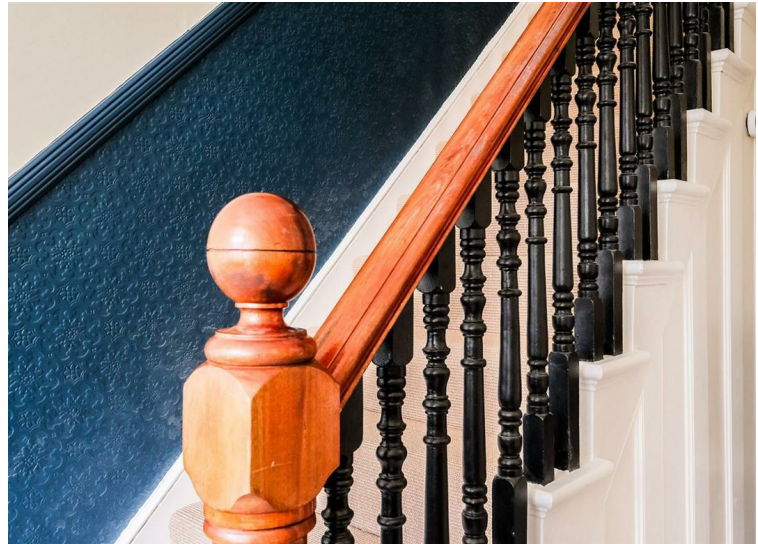
The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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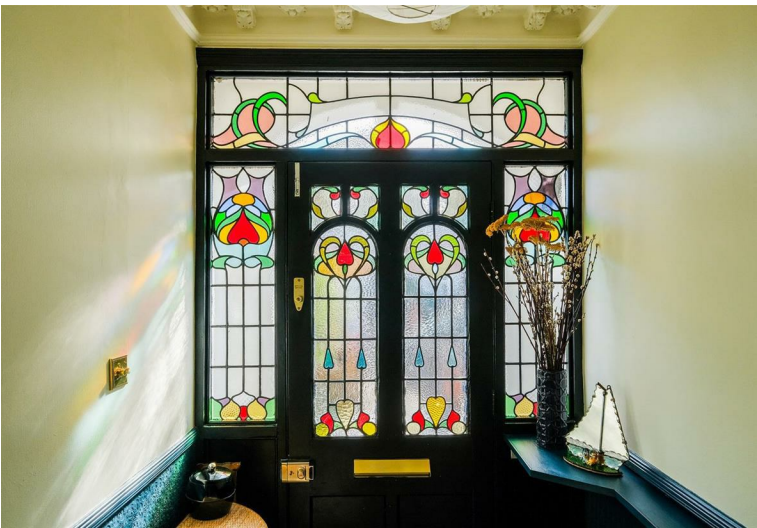
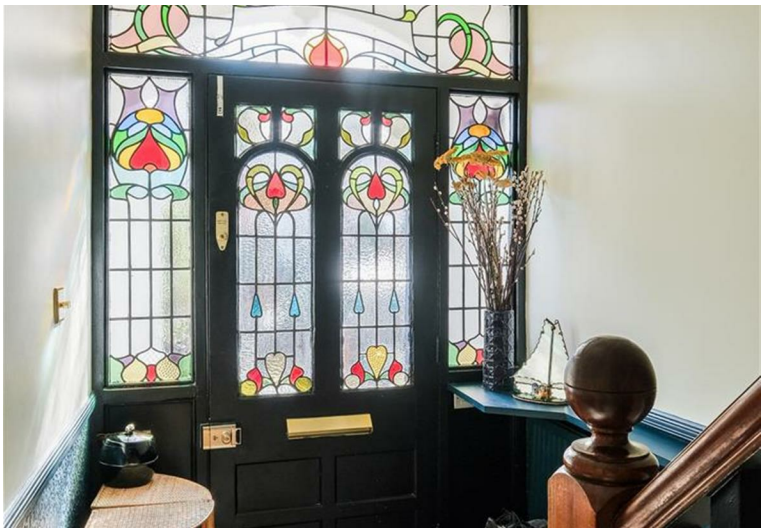
Wanstead Park Avenue, Aldersbrook, E12 5EE
£1,200,000 Freehold

Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Positioned on a tranquil, tree-lined avenue within the Aldersbrook Conservation Area, this exquisite four-bedroom, three storey Edwardian house unfolds over [1,755 sq ft] of finely balanced living space is just a stone's throw from Wanstead Park. Carefully restored and sensitively updated, the home retains an abundance of original architectural detail while introducing subtle contemporary interventions designed for modern family life.

A generously proportioned bay-fronted Edwardian façade with a geometric tiled path leads to a striking original stained-glass front door, framed by a decorative glazed tiled alcove. In front, the garden is thoughtfully planted with red roses and features a secure green-roofed bicycle store.

Entry is through a welcoming hallway with original black and white tiled floors framed by a carefully chosen heritage palette. The ground floor flows seamlessly from the formal double reception room - resplendent with original corning, fireplace surround and warm timber flooring - into the reception/play area and beautiful open plan kitchen/dining space that includes underfloor heating and feature skylight.

Here, floor to ceiling sliding patio doors create a harmonious connection with the garden beyond, extending the living area outdoors during warmer months with expansive wooden decking and stylish outdoor awning. There is a downstairs wet room with double doors, and a head-height cellar.

Upstairs, four well-appointed bedrooms offer a flexible footprint for family life, guests, or working from home. The principal rooms are bathed in natural light, with double glazed wooden sash windows framing leafy views of Wanstead Park to the front, and the green rooftop and garden to the rear. The first floor provides two generous double bedrooms, a smaller single room used as a study and a family bathroom with plenty of built-in storage.

From the ground floor, sisal covered stairs lead to the bright, expansive space of the converted loft bedroom with ample eaves storage and pitched roof dormer windows offering views of the garden.

The garden is arguably one of the house's most attractive properties. It is approximately 85 feet in length and is well-established with mature trees and a private setting.

The neighbourhood is particularly sought-after with residents attracted by its architecture, sense of community, and proximity to nature. The house is set just a few short steps from Wanstead Park's iconic bluebell woods, Grade II listed ancient woodland and is a 5 minute stroll from Wanstead Flats, one of the largest expanses of common land in London.

The Elizabeth Line at Manor Park is within walking distance, providing fast access to Central London. Wanstead Park Avenue is a 10 minute bus ride from Leytonstone and Wanstead Central Line Tube stations. For drivers, the A12, North Circular, and M11 and London City Airport are all easily accessible.

The house is well positioned for the shops, cafes and restaurants of Wanstead village, Leytonstone and Forest Gate, and is within the catchment area of Aldersbrook Primary school which was recently rated 'outstanding' by Ofsted.

