



**Guide Price**  
**£325,000**

**Leasehold**

2x 1x 1x

**Queenswood Gardens,  
Wanstead, E11**



## Main features

- Split level second and third floor flat
- Being sold chain free
- Garage en-bloc and communal garden
- Large lounge/diner with dual aspect windows
- Close to Wanstead Park

### Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner : 20'6 x 10'9 (6.25m x 3.28m)

Kitchen: 11'4 x 7'1 (3.46m x 2.16m)

### THIRD FLOOR

Landing

Bedroom 1: 13'6 x 10'2 (4.12m x 3.10m)

Bedroom 2: 14'3 x 7'5 up to fitted wardrobes (4.35m x 2.26m)

Bathroom

### OUTSIDE

Garage En-Bloc

Residential Off Road Parking

Communal Garden

### Third Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Call Wanstead - 020 8530 3741 ■ [douglasallen.co.uk](http://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



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