



**CHURCHILL**  
estates

# Dover Road, Aldersbrook

£475,000

Tenure : Share of Freehold

Floor Area : 635.07 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

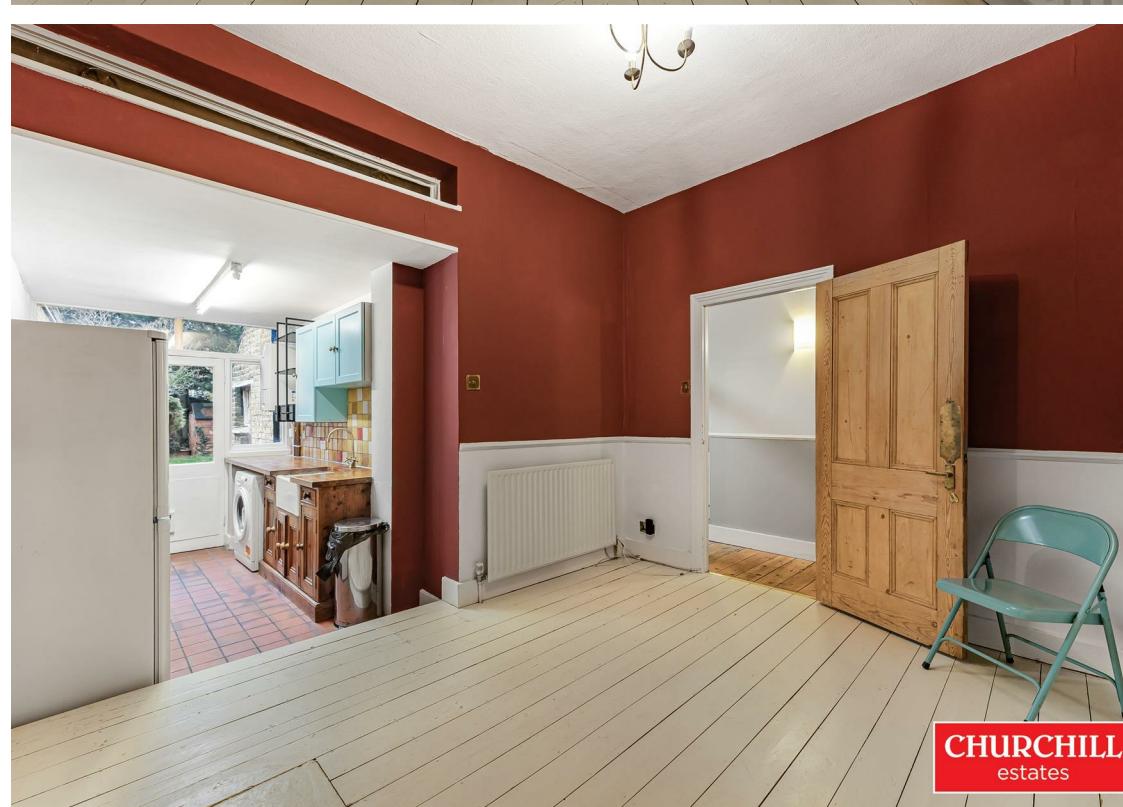
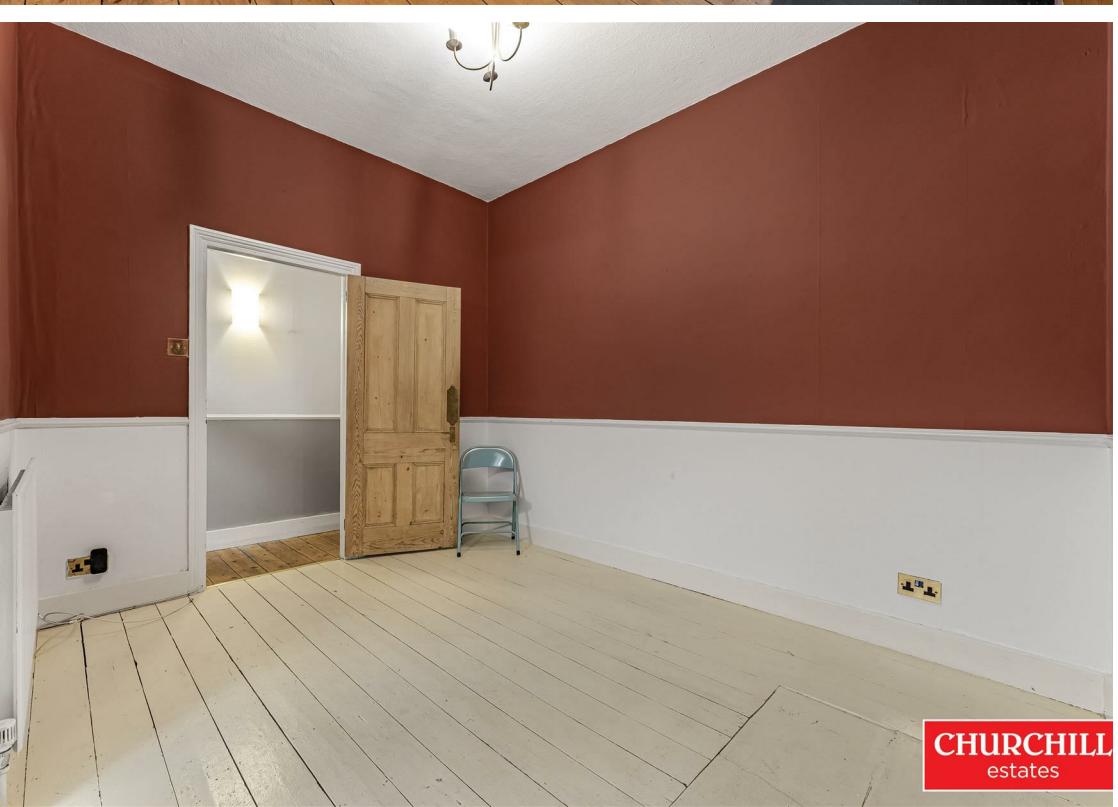
Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





\*\* No onward chain - Viewings strictly by appointment only \*\*

Situated in the heart of the desirable Aldersbrook conservation area, this beautifully presented two double bedroom garden flat blends period character with modern convenience. Offered on a chain free basis with a Share of Freehold and a 994-year lease, it's an ideal purchase for first-time buyers, downsizers or investors alike.

The property features a bright and spacious reception room, two well-proportioned bedrooms, a fitted kitchen and three piece bathroom. Along with a well maintained dry cellar, both the front and rear garden, original period features and gas central heating throughout.

A key highlight is the private South-facing rear garden, complete with an outdoor storage cupboard providing practical space for garden tools and additional storage.

Families will benefit from being within the catchment area for the Ofsted-rated 'Outstanding' Aldersbrook Primary School, just 0.4 miles away.

Transport links are excellent with Wanstead Underground Station (Central Line) around 0.8 miles away, Wanstead Park Overground Station approximately 0.9 miles away and Manor Park Station (Elizabeth Line) just under a mile, offering quick and convenient access into central London.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

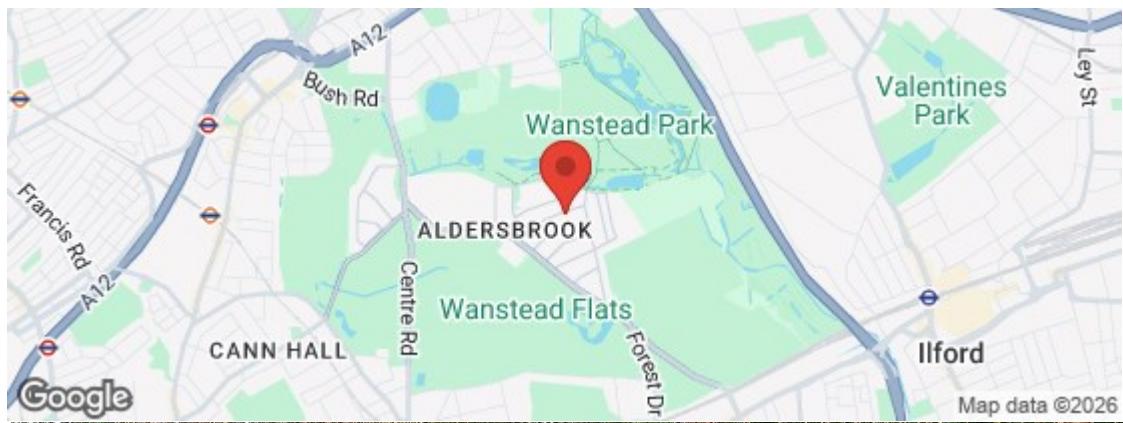




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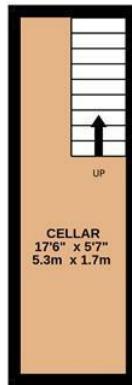


- Chain free
- Long lease of 994 years remaining
- Private South facing rear garden
- Period features
- Cellar
- Share of Freehold
- Ground floor period conversion
- Two bedrooms
- Aldersbrook conservation area
- Gas central heating





BASEMENT  
97 sq ft. (9.1 sq.m.) approx.



GROUND FLOOR  
626 sq ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 635sq ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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