

## Directions

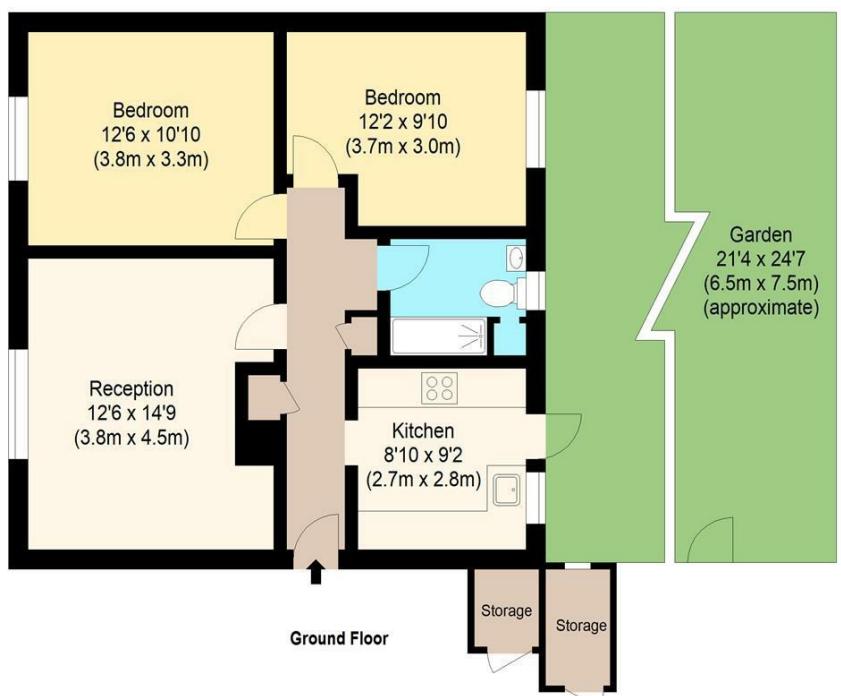
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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		



william rose  
Brading Crescent, E11

Approximate Gross Internal Floor Area : 61.59 sq m / 663 sq ft  
Garage/ Shed : 0.0 sq m / 0.0 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 7/4/2025



william rose



91 Brading Crescent, London, E11 3RT

Asking Price £375,000

- Two-bedroom ground floor apartment
- Located in sought-after Aldersbrook Estate
- Modern fitted kitchen
- Well-proportioned bedrooms
- Excellent transport links including Elizabeth Line
- Direct access to private garden
- Spacious and light reception room
- Modern family bathroom
- Peaceful residential setting with leafy surroundings
- Close to Wanstead Flats, Epping Forest & local schools

# 91 Brading Crescent, London E11 3RT

\*Private Garden\* Located on the highly sought-after Brading Crescent in the heart of Aldersbrook, this well-presented two-bedroom ground floor apartment offers a rare opportunity to enjoy private outdoor space in a beautifully maintained setting. With a practical layout, generous proportions, and direct access to its very own garden, this apartment combines the convenience of ground-floor living with the charm of outdoor lifestyle. Perfectly suited for first-time buyers, downsizers or investors, this home sits within easy reach of excellent transport links and green spaces.



Council Tax Band: C



As you enter through the main front door, you're greeted by a welcoming hallway that provides access to all rooms. At the front of the property, the bright reception room offers ample space for both living and dining, featuring large windows that flood the room with natural light. Adjacent is a separate, modern fitted kitchen with sleek cabinetry, integrated appliances, and direct access to the private garden—a unique and sought-after feature not commonly found in apartments in this area. The garden provides a perfect space for outdoor dining, relaxing, or gardening. The two bedrooms are both well-proportioned, with the main bedroom benefitting from views over the garden. A modern family bathroom completes the accommodation, fitted with a full suite and finished in a contemporary style.

Brading Crescent is part of the Aldersbrook Estate, a quiet and leafy residential area known for its friendly community and excellent amenities. The location offers easy access to both Wanstead and Manor Park stations, with the latter now benefitting from Elizabeth Line services for fast and frequent connections into central London. The area is surrounded by a wealth of green spaces, including Wanstead Flats, Epping Forest, and Wanstead Park, providing endless options for walking, cycling, and leisure activities. Local schooling is highly regarded, with a selection of excellent primary and secondary schools nearby. With its combination of peaceful surroundings, excellent transport links, and community feel, Brading Crescent is a fantastic place to call home.

## Property Information / Disclaimer

### LEASEHOLD

Lease Length: 90 years remaining

Service Charge: £1560 per annum

Ground Rent: £10 per annum

EPC Rating: C

Council Tax Band: C (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the

property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.