

## Westmorland Close, Aldersbrook

£1,900 Per Month

- Two double bedroom family terraced home
- Generous kitchen
- Low maintenance South/Westerly garden
- 0.1 Miles to Wanstead Park
- Lounge/diner spanning 18ft 8 in width
- Plenty of storage space
- Residents permit parking
- 0.5 Miles to Aldersbrook Primary School

Petty Son & Prestwich are delighted to offer this well presented three bedroom mid terrace house with South/Westerly garden, located on the sought After Aldersbrook Estate.

Within the vicinity of the well regarded Aldersbrook Primary School (0.5 miles) and moments from the idyllic Wanstead Park (0.1 mile) which offers stunning woodland views, country walks and easy access through to Central Wanstead (1.4 miles) this home is well located. On stepping inside, the space and fantastic layout can be fully appreciated. A wide, welcoming entrance hallway with deep storage cupboard leads to a lounge/diner spanning 18ft 8" in width with views out to the South/Westerly garden. An equally spacious modern kitchen leads from both the entrance hall and dining area – convenient when entertaining or feeding impatient children!

To the first floor there are two large double bedrooms and a single bedroom / office space, ideal for the majority who now split their time between office and home. A fully tiled bathroom completes the accommodation to this floor. The rear garden is low maintenance with a handy rear access and useful brick-built storage cupboard.

AVAILABLE 28th APRIL 2025 / PART FURNISHED

HOLDING DEPOSIT 1 WEEK - £438.46

TOTAL DEPOSIT 5 WEEKS - £2192.30

EPC - D67

COUNCIL TAX BAND - C

Reception Room

18'8" x 12'5"

Kitchen

10'9" x 8'6"

Bedroom

12'5" x 9'10"

Bedroom

12'6 x 8'8

Study

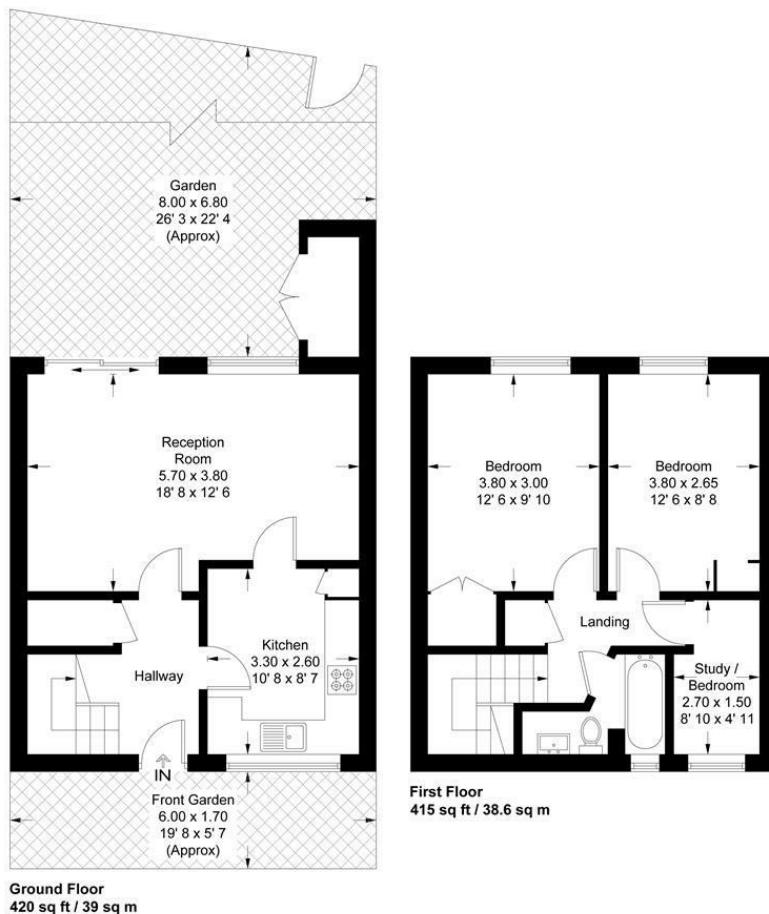
8'10 x 4'11

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Approximate Gross Internal Area = 835 sq ft / 77.6 sq m  
Store = 20 sq ft / 1.9 sq m  
Total = 855 sq ft / 79.5 sq m



### Westmorland Close



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.