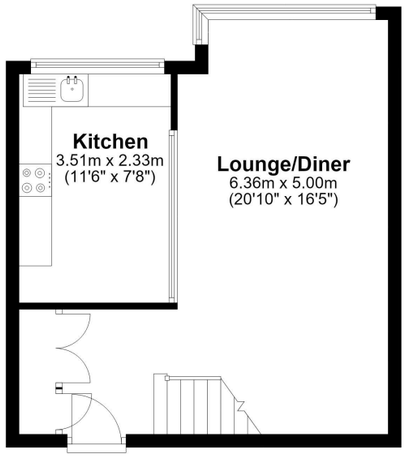
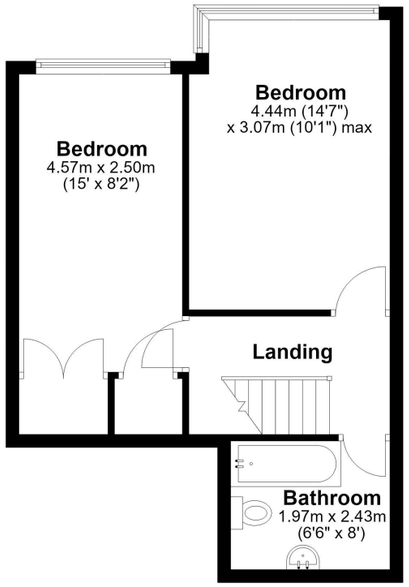
Second Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Third Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 72.3 sq. metres (777.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Queenswood Gardens









Queenswood Gardens, Aldersbrook

Asking Price £350,000 Leasehold - Share of Freehold

- Spacious two-bedroom split-level apartment
- Generous lounge and dining area
- Well-maintained communal gardens
- Share of freehold
- Close to Wanstead Flats
- Arranged over the top two floors
- Versatile semi-open-plan kitchen
- Garage
- Chain free
- Excellent transport links, including Wanstead and Leytonstone Central line stations and Manor Park Elizabeth line station

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Queenswood Gardens, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are pleased to offer for sale this spacious two-bedroom split-level apartment, arranged over the top two floors of this popular development. Positioned close to the open green spaces of Wanstead Flats, the property enjoys an ideal setting for walking, running and cycling.

2 | 1 | 1 | E | Council Tax Band: C







Queenswood Gardens is a well-regarded development of generously proportioned apartments, set within beautifully maintained communal grounds in the leafy Aldersbrook area. Tucked just back from Aldersbrook Road, the property also benefits from excellent transport connections, with a range of local bus routes. Wanstead Central line station is approximately 1 mile away, with Leytonstone Central line station around 1.1 miles away, while Manor Park station, approximately 1.4 miles away, provides access to the Elizabeth line.

Arranged over two floors, the apartment offers a sense of space more commonly associated with a house. Freshly redecorated throughout, with brand-new light, neutral carpets, further enhance the bright and spacious feel, while the overall condition provides an excellent blank canvas for a new owner to make their own.

The accommodation comprises a generous lounge and dining area alongside a separate kitchen, which semi-connects to the living space via a wide opening. This versatile arrangement could easily be adapted to suit individual preferences, whether that means creating a more open-plan layout, reinstating a more defined kitchen space, or retaining the current stylish semi-open-plan configuration. The kitchen features a range of neutral cream shaker-style wall-mounted and base units, complemented by a warm wood-effect work surface.

Upstairs, a spacious landing leads to two well-proportioned bedrooms and a large bathroom, which is fitted with a bath and overhead shower.

Further benefits include a share of the freehold, access to beautifully maintained communal gardens, a garage and a chain-free sale.

Lease Information: 999 years from 24th June 1971 (943 years currently remain)
Service Charge: £1799.04 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: E40
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
20'10" x 16'5"

Kitchen
11'6" x 7'8"

Bedroom
14'7" x 10'1"

Bedroom
14'12" x 8'2"