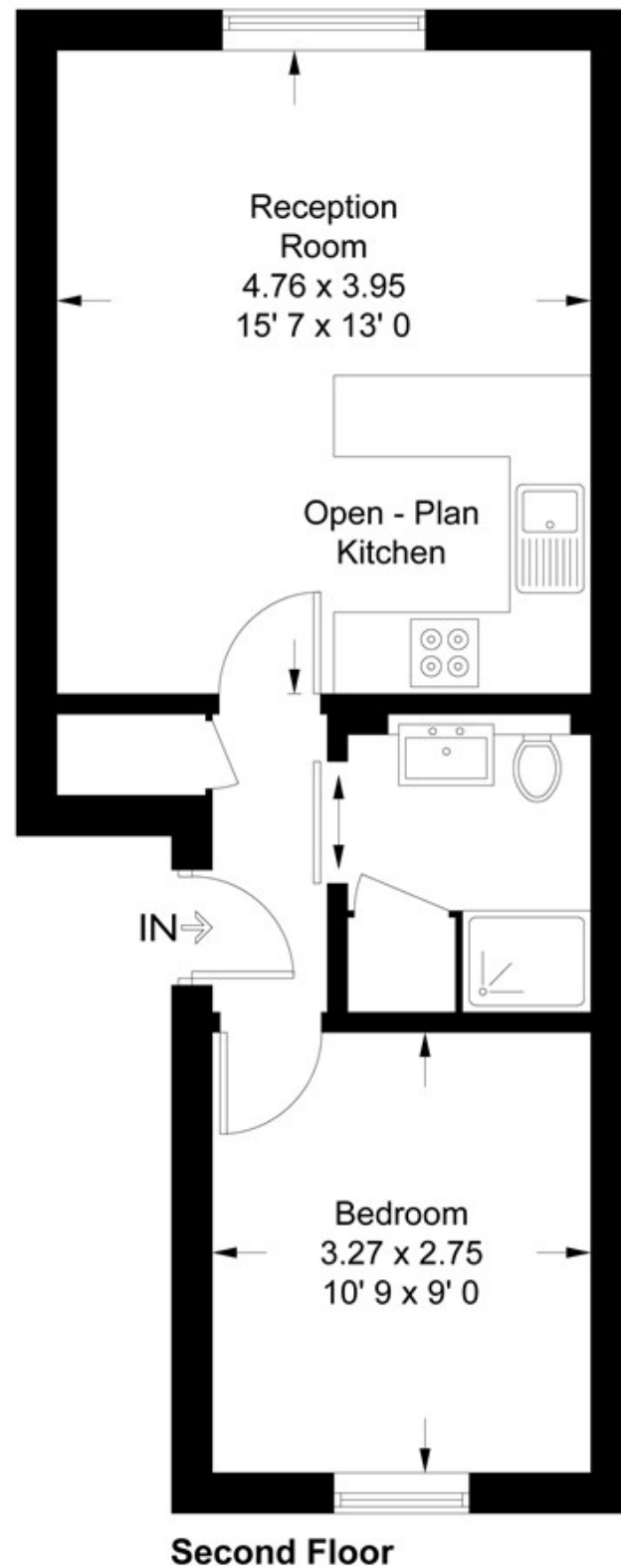


Alders Close

Approximate Gross Internal Area = 385 sq ft / 35.8 sq m



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.



Alders Close, Wanstead

Offers In Excess Of £250,000 Leasehold

- Top floor apartment
- Semi-open-plan kitchen/living area
- Quiet cul-de-sac location
- Additional guest parking
- Surrounded by open green space and woodland
- One double bedroom
- Purpose built property
- One Allocated parking space
- Chain free
- 0.8 Miles from Wanstead Central Line Station

Alders Close, Wanstead

We are delighted to bring to market this beautifully presented one bedroom apartment, gracefully positioned on the second floor of a well-maintained development nestled within a peaceful cul-de-sac in the highly sought-after Aldersbrook Conservation Area.

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C

Council Tax Band: C



Enjoying an enviable location just half a mile from the Outstanding-rated Aldersbrook Primary School, this charming residence also benefits from excellent transport connections, including the Elizabeth Line from both Forest Gate and Manor Park stations, as well as the Central Line at nearby Wanstead Station (0.8 miles). The renowned Westfield Shopping Centre and Olympic Park lie just 2.6 miles away, offering a wealth of retail, dining and leisure opportunities. Surrounded by the natural beauty of Wanstead Flats and ancient woodland, the apartment offers a rare balance of countryside tranquillity and urban convenience, perfect for those seeking a harmonious lifestyle.

Internally, the property boasts a light-filled lounge and dining area that flows into a semi-open plan kitchen, complete with a breakfast bar. One well-proportioned bedroom provide comfortable accommodation, while the contemporary bathroom features a shower-over-bath. Further benefits include one allocated parking space, with additional guest parking available within the cul-de-sac. The property is offered for sale with no onward chain.

EPC Rating: C74
Council Tax Band: C
Lease Information: 125 years from 1st July 1984 (84 years currently remaining)
Service Charge: £1750 (reviewed annually)
Ground Rent: TBC
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room/ Kitchen
15'7" x 12'12"

Kitchen
10'9" x 9'