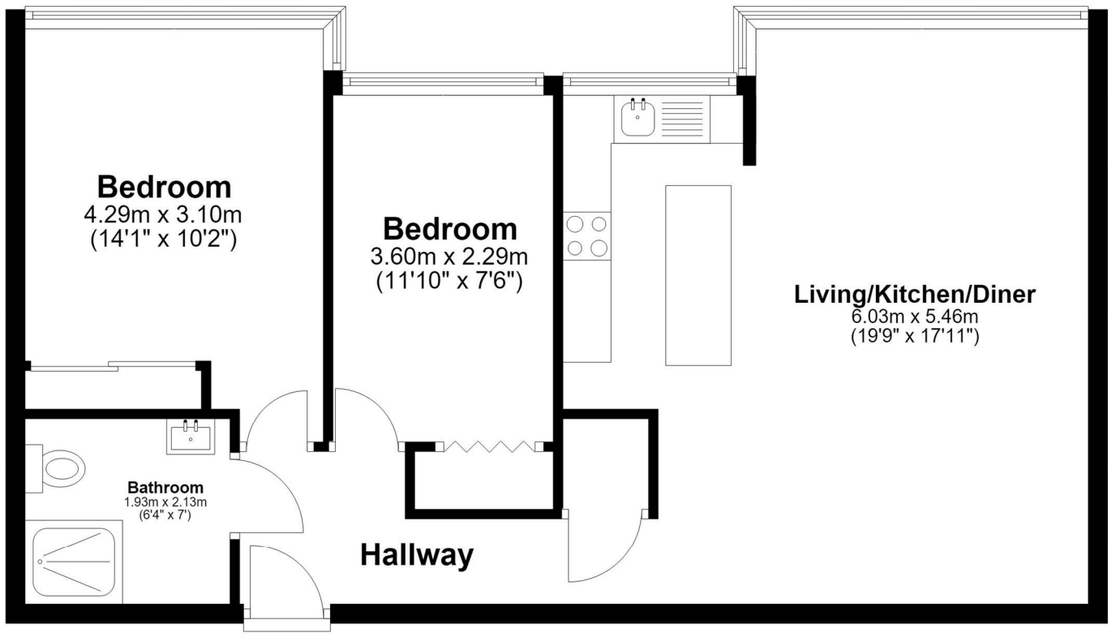
Ground Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 65.2 sq. metres (701.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Queenswood Gardens

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Queenswood Gardens, Aldersbrook

Asking Price £350,000 Leasehold - Share of Freehold

- 2 Double Bedrooms
- No Onward Chain
- Close to a range of bus routes
- Garage
- Opposite the Wanstead Flats
- 0.9 miles from Wanstead Central Line Station

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Queenswood Gardens, Aldersbrook

Petty Son & Prestwich are delighted to offer this ground floor light-filled, stylishly decorated apartment with no onward chain.

2 1 1 D Council Tax Band: C

Thanks to the classic build of Queenswood Gardens, you'll find large windows in every room, welcoming in streams of natural sunlight and creating a bright, inviting vibe throughout the day.

The open-plan living/dining space is the perfect hub for both relaxing and entertaining. The sleek modern kitchen featuring white, high-gloss cabinetry and integrated appliances complemented by contrasting granite work surfaces, and smart Walnut flooring, flows effortlessly into the living/dining area, separated by a generous island unit. There is plenty of room for a sofa, dining table and chairs. The two large windows allow lovely garden views and flood the space with natural light.

Both bedrooms are wonderfully spacious, the principle is fitted with mirrored wardrobes whilst the second lends itself well to use as a home office if required. A modern shower room features a white three-piece suite complemented by metro tiling.

You're just 0.9 miles from both Wanstead Underground and Wanstead Park Overground, allowing for commutes to Liverpool Street and Central London, plus the expansive green spaces of Wanstead Flats are on your doorstep – ideal for walking, cycling, or simply feeding the swans at Alexandra Lake.

A Share of freeholds, communal gardens and parking, and your own garage add to the benefits of owning this beautiful apartment.

Lease Information: 999 years from 24th June 1971 (943 years currently remain)
Service Charge: £1800 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating:D62
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/Kitchen

19'9" x 17'11"

Bedroom

14'1" x 10'2"

Bedroom

11'10" x 7'6"