



## Queenswood Gardens, Aldersbrook

Offers In Excess Of £385,000 Leasehold - Share of Freehold

- Split level
- Share of Freehold
- Two double bedroom
- Close to a range of bus routes
- Well-presented throughout
- Communal gardens and parking
- Opposite the Wanstead Flats

## Petty Son and Prestwich are delighted to offer for sale this spacious, two double bedroom, split level apartment situated across the second and third floor of a popular development.

Situated close to Wanstead flats, a perfect location for walking, running or cycling, Queenswood Gardens is a development of generously proportioned apartments which enjoy immaculate communal grounds in the leafy area of Aldersbrook. Set just back from Aldersbrook Road there is a diverse range of bus links, with Wanstead Station (1 mile), Manor Park Station (1.4 miles) and Leytonstone Station (1.1 miles) situated not too far away.

The property features fitted, sleek cabinetry throughout, commencing with the contemporary galley kitchen, showcasing plenty of space for appliances and generous worktop space. The large windows at the end of the kitchen flood the space with light and provide a pleasant outlook. The spacious open-plan living and dining area is a standout feature, boasting warm wooden flooring, a statement feature wall, and ample room for both relaxation and hosting guests. The dining space sits perfectly by the window, creating a bright and inviting setting, complemented by tasteful décor and greenery.

There are two well-proportioned bedrooms. The principal bedroom is light and airy, with large windows, soft neutral tones, and stylish finishes. The generously sized second bedroom, thoughtfully designed to maximise both comfort and functionality. A cleverly concealed desk area provides the perfect space for working from home, offering a practical yet discreet solution that maintains the room's sense of openness and style.

The bathroom is finished to a modern standard, fully tiled for a sleek and low-maintenance look. A skylight enhances the space with an abundance of natural daylight, creating a bright and inviting atmosphere.

The property further benefits from share of freehold, in addition to well-tended communal gardens and residents permit parking.

Lease Information: 999 years from 24th June 1971 (944 years currently remain)

Service Charge: £1800 per annum (reviewed annually)

Ground Rent: N/A

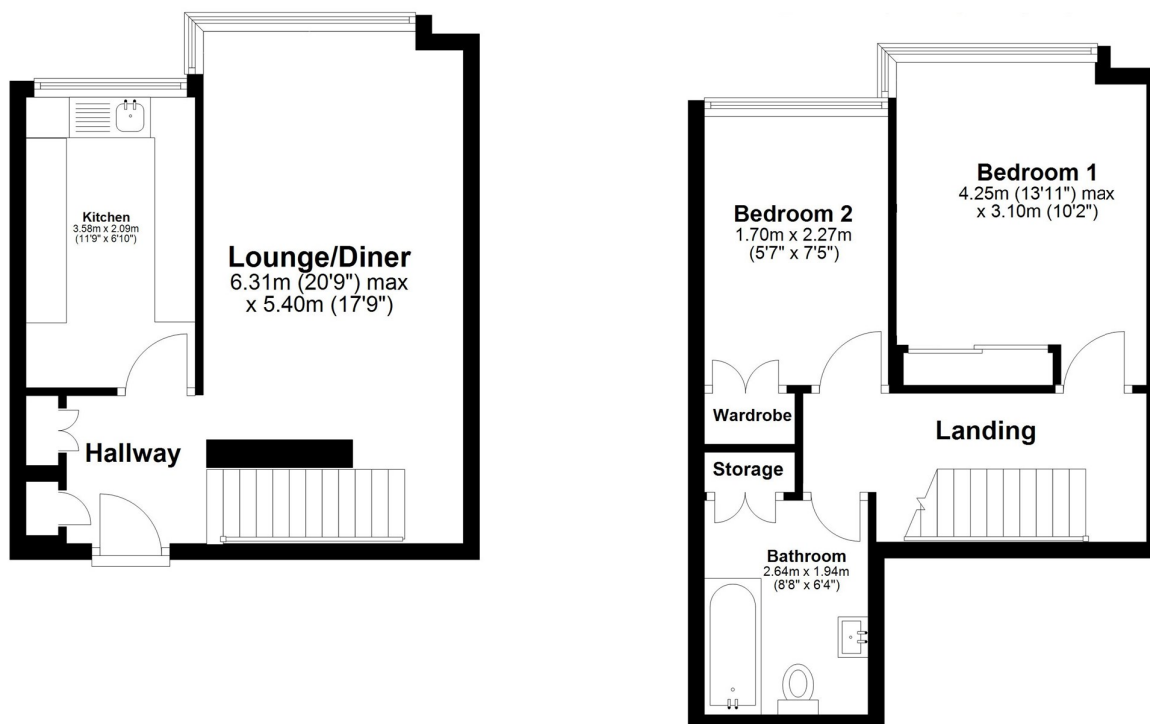
EPC Rating: C69

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Council Tax Band: C

### Reception room

20'8" x 17'9"



Total area: approx. 65.9 sq. metres ( 709 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**