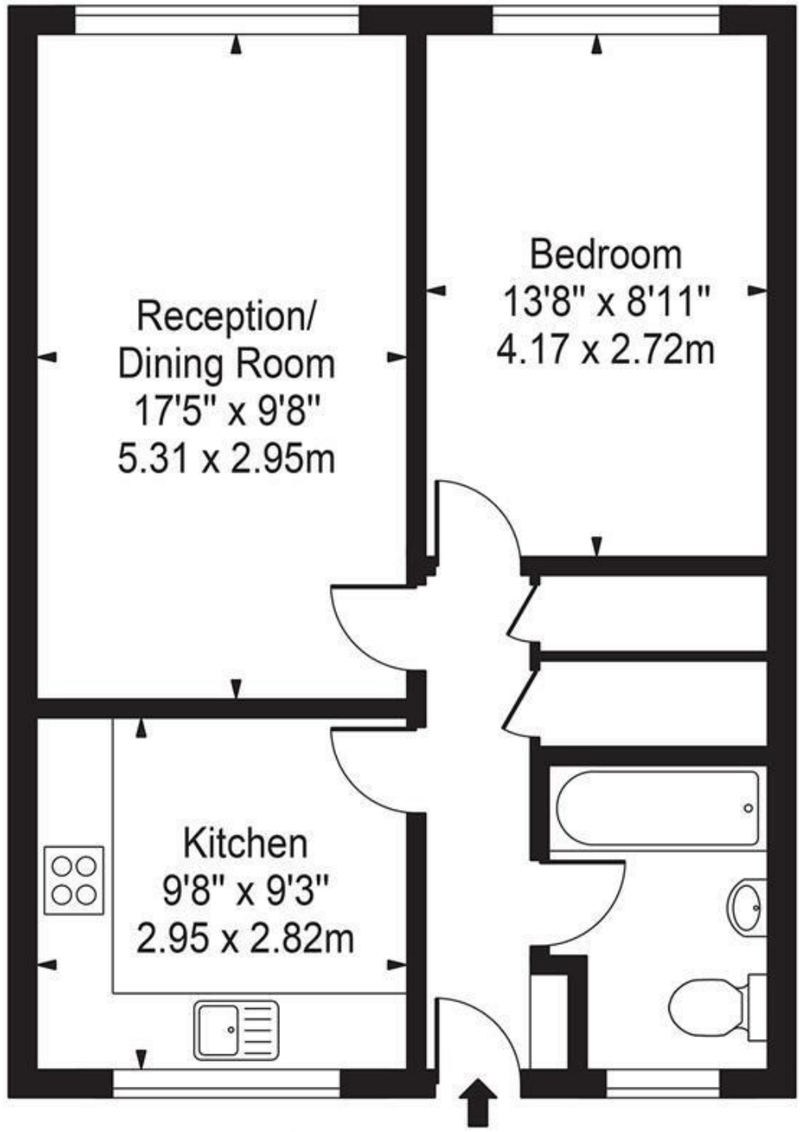
# Empress Avenue

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M

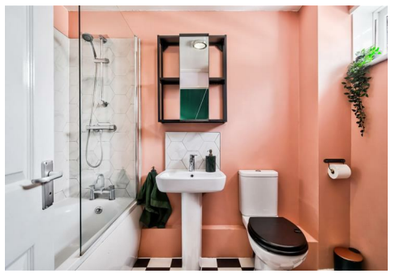



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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



## Empress Avenue, Aldersbrook

Asking Price £275,000 Leasehold

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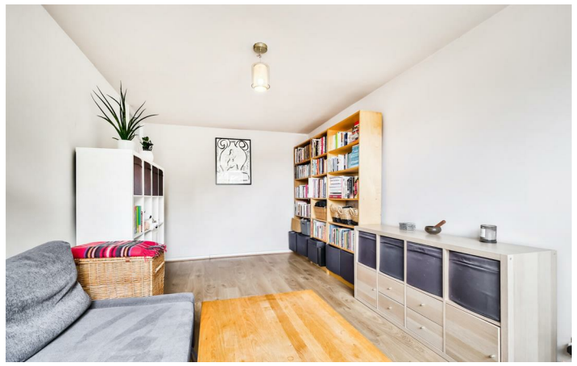
# Empress Avenue, Aldersbrook

Situated in the highly sought-after Aldersbrook Estate, this beautifully presented one-bedroom apartment enjoys an enviable location close to Aldersbrook Primary School (Ofsted rated Outstanding, 0.5 miles) and excellent transport links, including the Elizabeth Line at Manor Park Station (0.8 miles) and a variety of bus routes along Aldersbrook Road.

1 | 1 | 1 | D | Council Tax Band: B



Located in the heart of the Conservation Area, this beautifully maintained home is just a short stroll from the picturesque Wanstead Park (0.2 miles), with its ornamental lakes, woodland walks, and easy access to Central Wanstead. Wanstead Flats (0.3 miles) is also nearby, offering expansive green spaces perfect for running, dog walking, or family outings. At the end of the road there are some well-maintained stables, that continue to enhance that countryside feel and making it hard to believe that the hustle n' bustle and excitement of central London is a mere 30 minutes away! Inside, this beautifully maintained apartment features a stylish bathroom with impressive peach walls, checkered flooring, a bathtub with overhead shower, and a sleek pedestal sink with mirrored cabinet. The kitchen is generously proportioned, with space for a small dining table and a large window that fills the room with natural light. The living room is spacious and versatile, easily accommodating a dining area and ideal for entertaining friends and family. The bright and inviting double bedroom showcases a modern aesthetic with crisp white walls, warm wooden flooring, and a large window that floods the space with natural light. Additional benefits include a secure, allocated parking space that is located under the apartments and is only accessible to residents and ample storage both inside the apartment and an external storage shed.

EPC Rating: D66
Council Tax Band: B
Service Charge: £1200 per annum (reviewed annually)
Ground Rent: £10 per annum
Lease Information: 215 years commencing on and including the 20 October 1986
(176 years currently remain)

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

### Kitchen
29'6" x 29'6"

### Reception/Dining Room
55'9" x 29'6"

### Bedroom
42'8" x 26'3"