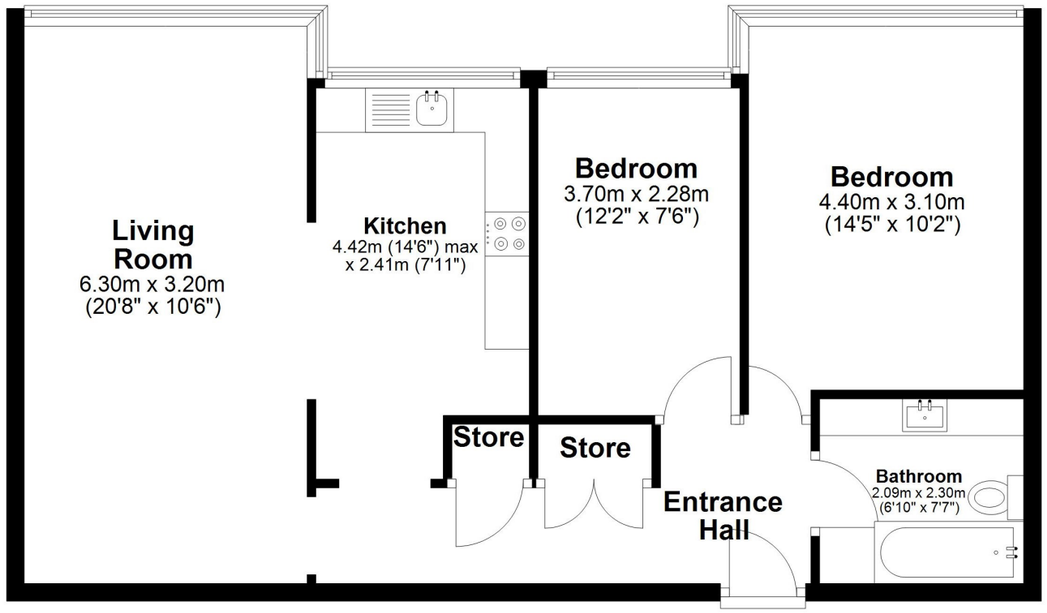
First Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.6 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.

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

Queenswood Gardens, Wanstead

Asking Price £345,000 Leasehold - Share of Freehold

- Two double bedrooms
- Plenty of storage space
- 1 mile from Wanstead Station
- Private Garage
- First floor apartment
- Chain free
- Long lease

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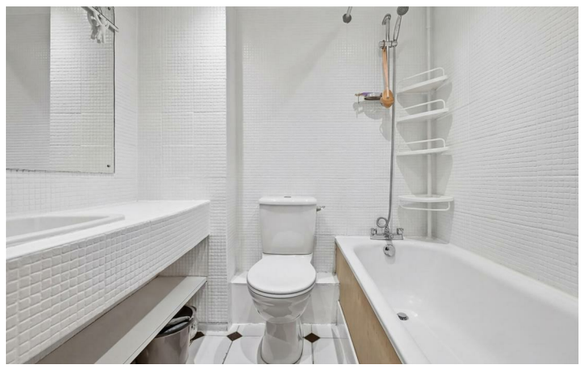
Queenswood Gardens, Wanstead

Petty Son & Prestwich are delighted to offer for sale this spacious two double bedroom first-floor apartment, located within this popular development.

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



Positioned close to the open green spaces of Wanstead Flats, the property enjoys an ideal setting for walking, running, and cycling. 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 benefits from excellent transport connections including a range of bus routes, with Wanstead Station (approximately 1 mile), Leytonstone Station (around 1.1 miles), and Manor Park Station (around 1.4 miles) all within easy reach.

Internally, the property offers well-balanced accommodation comprising a large lounge and dining area and a separate kitchen which connects to the living space via a wide opening. This thoughtful layout creates a sociable environment while retaining valuable wall space for furniture placement.

The living space is bright and welcoming, with crisp white walls throughout and warm wooden flooring in the lounge area. Large wall-to-wall windows allow natural light to flood the apartment, enhancing the sense of space.

Two generous storage cupboards are conveniently located near the entrance, providing excellent storage for coats, shoes, and everyday essentials, helping to keep the living areas tidy and organised.

Both bedrooms are well-proportioned doubles, making the property ideal for a couple, friends purchasing together, or investors seeking a strong rental opportunity.

The bathroom is fully tiled in white and fitted with a shower over the bath.

Further benefits include a share of freehold, access to well-maintained communal gardens, a garage, and the property is offered chain free.

Lease Information: 999 years from 24th June 1971 (944 years currently remain)
Service Charge: £1540.44

Ground Rent: N/A
EPC Rating: D66
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room
20'8" x 10'6"

Kitchen
14'6" x 7'11"

Bedroom
14'5" x 10'2"

Bedroom
12'2" x 7'6"