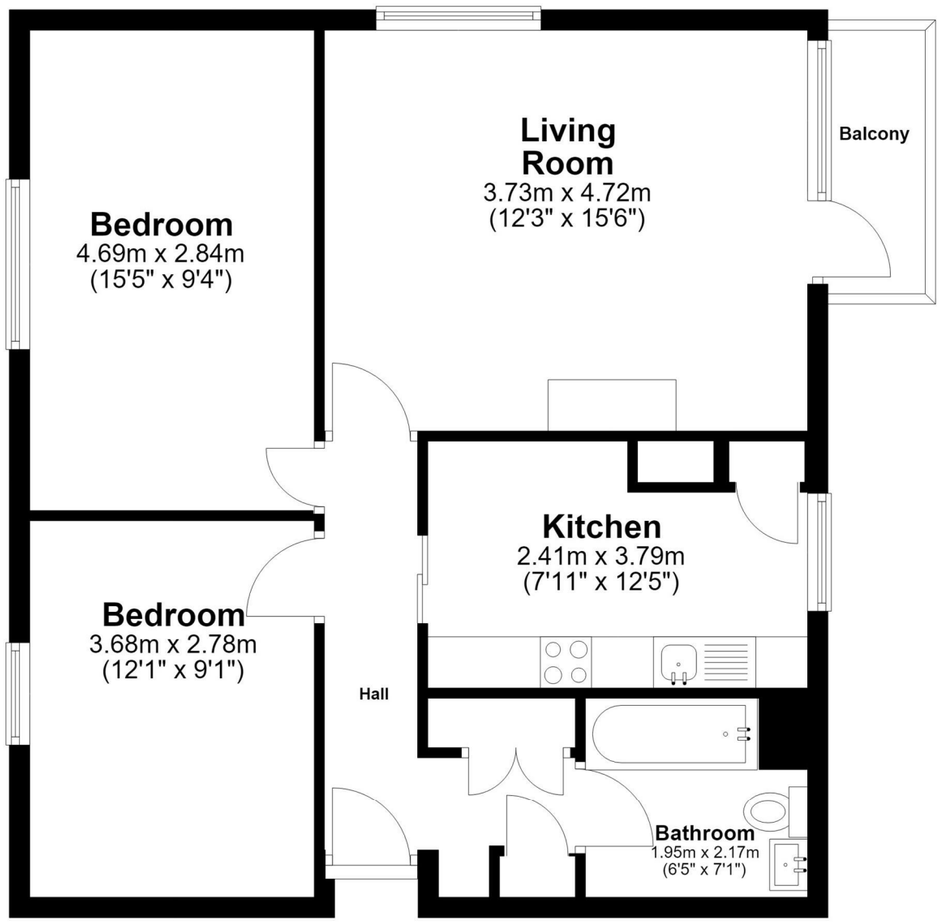
Second Floor

Approx. 63.4 sq. metres (682.7 sq. feet)
(excluding Balcony)



Total area: approx. 63.4 sq. metres (682.7 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.

Branding Crescent

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

PETTY SON & PRESTWICH
EST.1908

Brading Crescent, Aldersbrook

Asking Price £360,000 Leasehold

- Large second floor flat
- Immaculately presented
- Contemporary bathroom and kitchen
- Huge, secure storage cupboard in communal hallway
- lockable storage cupboard, ideal for bikes
- Two double bedrooms
- Allocated parking space
- Balcony
- Secure, communal drying room on the second floor
- One Mile to the Elizabeth Line (Manor Park Station)

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Brading Crescent, Aldersbrook

Petty Son and Prestwich are delighted to offer for sale this immaculate and beautifully presented two double bedroom, second-floor apartment, offering ample, secure storage.

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

Upon entering the property, you are immediately welcomed by crisp white walls and warm wood-effect flooring, creating a bright and inviting atmosphere throughout. The apartment offers two generous double bedrooms and a contemporary fully tiled bathroom, featuring stylish light grey and white tiles, complemented by a modern over-bath shower.

The kitchen is a true standout feature of the home. Designed with both style and practicality in mind, it boasts contemporary high-gloss white base units, contrasting light grey wall units, sleek white metro-style tiled splashbacks, a grey speckled work surface, and elegant speckled tiled flooring. Cleverly designed to maximise space, the kitchen also incorporates a dedicated seating and dining area, making it the perfect place for everyday living and entertaining.

The spacious lounge/dining room is filled with natural light, thanks to the large window and patio doors which open onto a private balcony, creating a wonderful sense of space and providing an ideal spot to relax and enjoy the surroundings.

The location is equally impressive, with Aldersbrook Road just 0.2 miles away, offering convenient access to local bus routes and the beautiful open spaces of Wanstead Flats. Wanstead Park is also nearby, approximately 0.4 miles away, providing further opportunities for walking, cycling, and outdoor recreation. Families will appreciate being close to the highly regarded Aldersbrook Primary School (Ofsted: Outstanding).

For commuters, the property benefits from excellent transport links, including Manor Park mainline station, Wanstead Underground Station and the Elizabeth Line, offering fast and convenient connections into the City and beyond. This exceptional apartment presents a fantastic opportunity for first-time buyers, small families, or anyone seeking a stylish and well-appointed home in a desirable location, combining excellent transport links with the tranquillity of nearby green spaces.

Lease Information: 125 years from 8th May 2017
(115 years currently remain)

Service Charge: £2238.92 per annum (reviewed annually)
Ground Rent: £10 per annum
EPC Rating: C75
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
12'3" x 15'6"

Kitchen
7'11" x 12'5"

Bedroom
15'5" x 9'4"

Bedroom
12'1" x 9'1"