St. Gabriel's Close, Aldersbrook

Asking Price £250,000 Leasehold

- One bedroom apartment
- Spacious lounge
- 0.9 miles to Leytonstone Underground Station
- First floor
- Excellent transport links
- Chain free

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

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

St. Gabriel's Close, Aldersbrook

SOLD BY PETTY SON & PRESTWICH Set within a peaceful residential location, this well-proportioned first-floor apartment presents an excellent opportunity for first-time buyers, investors or anyone looking to put their own stamp on a property.

1 1 1 C Council Tax Band: C

SOLD BY PETTY SON & PRESTWICH Offered chain free, it provides fantastic potential to create a comfortable long-term home in a highly convenient setting. Ideally positioned just moments from the beautiful open spaces of Wanstead Park, the property is perfect for those who enjoy a balance of green surroundings and excellent connectivity.

Regular bus services provide easy access to several nearby stations, including Leytonstone Underground Station (approximately 0.9 miles away), while both Manor Park and Forest Gate Station, served by the Elizabeth Line, offer fast and convenient links to Stratford, Liverpool Street and beyond. Nature lovers will appreciate the close proximity to Wanstead Park, with its picturesque ornamental lakes, woodland trails and tranquil gardens, while the expansive Wanstead Flats provide the ideal setting for morning runs, leisurely walks or relaxing weekends outdoors. A short bus journey brings you to the vibrant amenities of Wanstead High Street, home to an excellent selection of independent cafés, restaurants, boutiques and local shops. Alternatively, Leytonstone High Road offers a diverse range of eateries, supermarkets and everyday conveniences, ensuring everything you need is within easy reach.

Internally, the property offers a bright and spacious lounge/dining room, enhanced by three windows that flood the space with natural light and create an inviting area for both relaxing and entertaining. The accommodation also comprises a fitted kitchen, a shower room, a generous double bedroom and a large hallway storage cupboard, providing valuable additional storage space.

Lease Information: 125 years from 11th August 2014 (112 years currently remain)
Service Charge: £1397.16 per annum (reviewed annually)
Ground Rent: £10 per annum
EPC Rating: C80
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
14'10" x 18'4"

Kitchen
9'2" x 8'5"

Bedroom
9'10" x 13'5"