

TOTAL FLOOR AREA: 840sq. ft. (78.0 sq. m) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any errors, omissions or other omissions. The plan is for general guidance only and should be used in conjunction with the property. The correct names and locations of the property are given in the title deed and the title plan.

Council: Redbridge | Council Tax Band: C | Floor Area: 840.00 sq ft

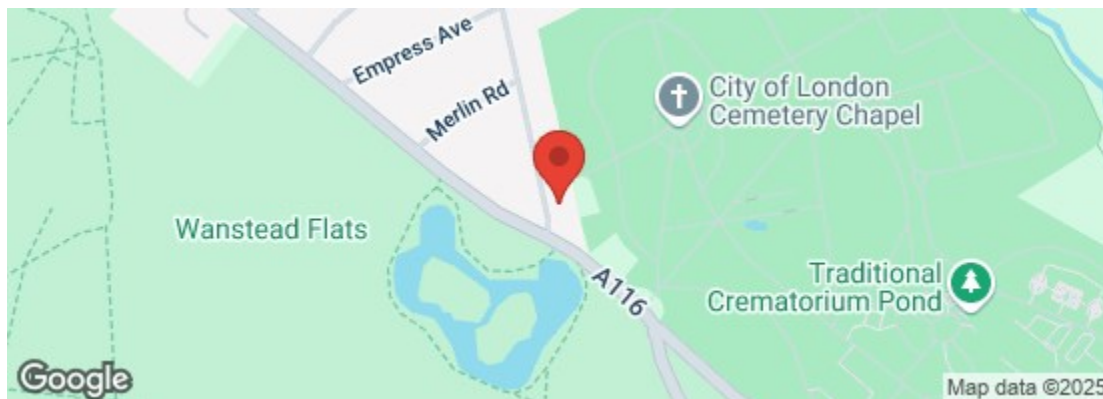


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Wanstead Park Avenue, Aldersbrook, E12 5EN
 £549,995 Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



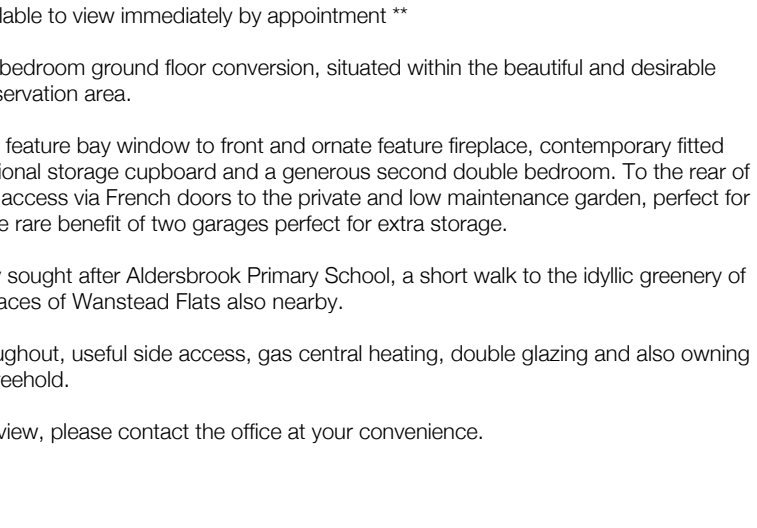
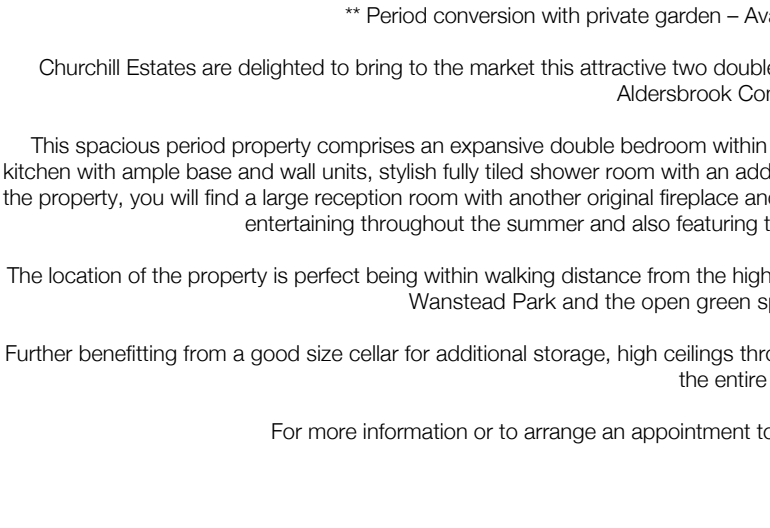
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



** Period conversion with private garden – Available to view immediately by appointment **

Churchill Estates are delighted to bring to the market this attractive two double bedroom ground floor conversion, situated within the beautiful and desirable Aldersbrook Conservation area.

This spacious period property comprises an expansive double bedroom within a feature bay window to front and ornate feature fireplace, contemporary fitted kitchen with ample base and wall units, stylish fully tiled shower room with an additional storage cupboard and a generous second double bedroom. To the rear of the property, you will find a large reception room with another original fireplace and access via French doors to the private and low maintenance garden, perfect for entertaining throughout the summer and also featuring the rare benefit of two garages perfect for extra storage.

The location of the property is perfect being within walking distance from the highly sought after Aldersbrook Primary School, a short walk to the idyllic greenery of Wanstead Park and the open green spaces of Wanstead Flats also nearby.

Further benefitting from a good size cellar for additional storage, high ceilings throughout, useful side access, gas central heating, double glazing and also owning the entire freehold.

For more information or to arrange an appointment to view, please contact the office at your convenience.

