



**CHURCHILL**  
estates

# Alders Close, Wanstead

£239,995

Tenure: Leasehold

Floor Area: 373.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

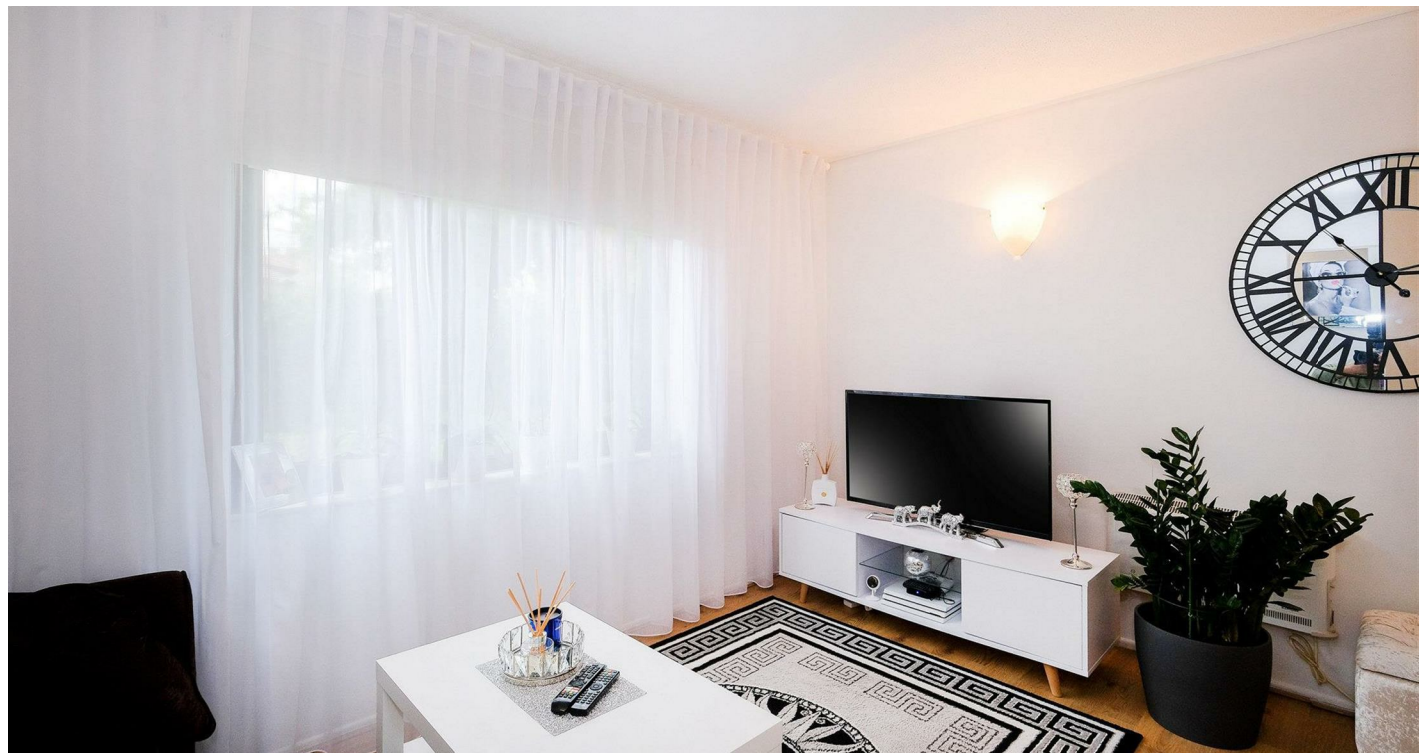
Bedrooms : 1

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







\*\* Chain free - Viewings by appointment only \*\*

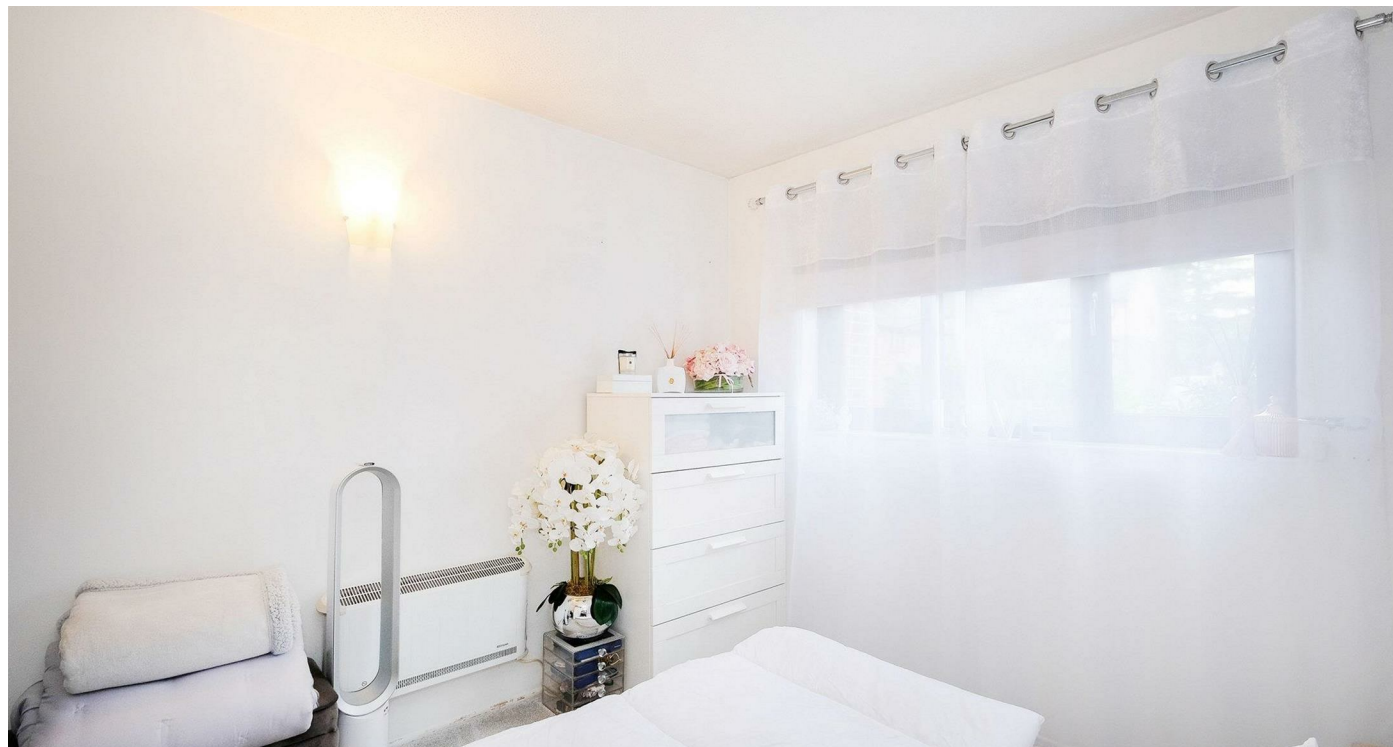
Offered for sale with no onward chain, is this well presented one double bedroom apartment located on the ground floor of a purpose-built development in Alders Close.

Tucked away in a peaceful cul-de-sac, the property enjoys a desirable location just a short walk from the expansive green spaces of Wanstead Flats and the serene ponds of Wanstead Park. Excellent transport links are nearby, with Manor Park Station only 1.3 miles away and Wanstead High Street just 1 mile, offering a wide range of popular cafes, restaurants, pubs, and independent boutiques.

The apartment comprises a spacious open-plan living area with a fully fitted kitchen, a good size double bedroom, modern tiled shower room and a large storage cupboard off the hallway.

Additional features include a newly extended lease of 999 years, double glazing throughout, an entry phone system, well-maintained communal garden, an allocated parking space and residents permit parking. Immaculately maintained, this property presents an ideal opportunity for first-time buyers or buy-to-let investors.

For more information or to arrange a viewing, please contact our office at your earliest convenience.

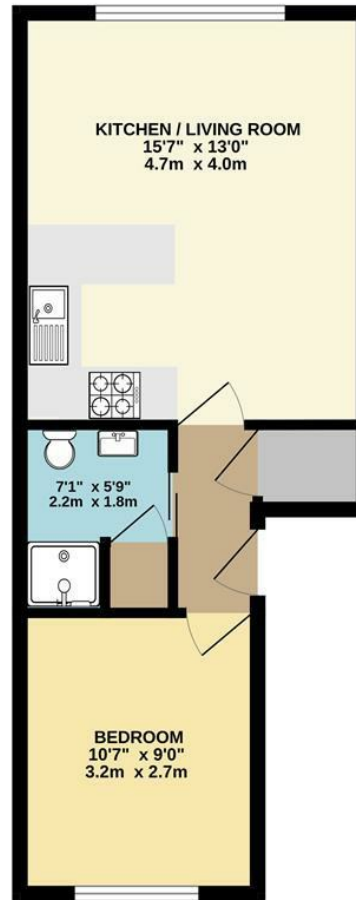


Council Tax band C  
Lease remaining - 999 years  
Service charge - £1,620.00 per annum





GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 373 sq.ft. (34.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view call **020 8989 0011**