

TOTAL FLOOR AREA - 1066sq ft (99.0 sqm) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of actual rooms, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the general layout only. The agent does not accept any liability for any error or omission and no guarantee is given as to their accuracy or efficiency can be given.
Wanstead Flats (2025)

Council: Redbridge | Council Tax Band: E | Floor Area: 1066.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(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.

CHURCHILL
estates

CHURCHILL
estates

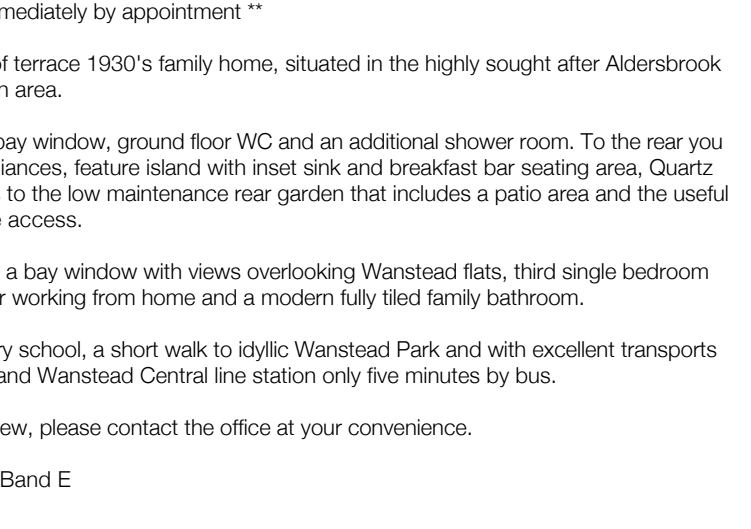
Empress Avenue, Aldersbrook, E12 5ET
Offers In Excess Of £725,000 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**



** No chain - Available to view immediately by appointment **

Churchill estates are favoured to offer for sale this extended three bedroom end of terrace 1930's family home, situated in the highly sought after Aldersbrook conservation area.

The ground floor of this attractive property comprises a bright front reception with bay window, ground floor WC and an additional shower room. To the rear you will find a beautifully extended kitchen/dining /living area with fully integrated appliances, feature island with inset sink and breakfast bar seating area, Quartz worktops, three bright skylights above and stunning bi fold doors providing access to the low maintenance rear garden that includes a patio area and the useful benefit of side access.

The first floor consists of two generous double bedrooms with the main featuring a bay window with views overlooking Wanstead flats, third single bedroom which could be utilised as a study/office making it an ideal option for working from home and a modern fully tiled family bathroom.

Ideally positioned within close proximity of the highly regarded Aldersbrook Primary school, a short walk to idyllic Wanstead Park and with excellent transports links including the popular Elizabeth Line at Manor Park station and Wanstead Central line station only five minutes by bus.

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

Council Tax Band E

