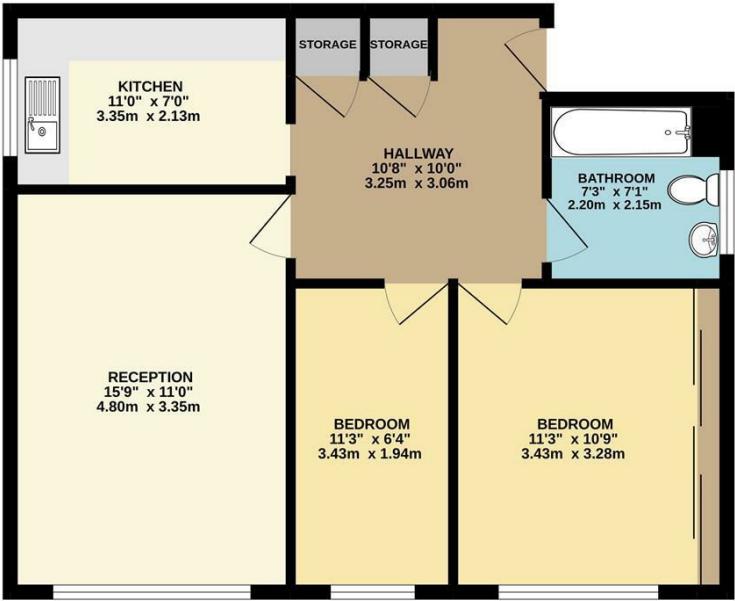




Two Bedroom | First Floor Flat | Purpose built development | Beautiful views overlooking Wanstead Park | Double glazing & gas central heating | Large communal gardens | Aldersbrook conservation area | Entry phone security | Garage



GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



Northumberland Avenue, Aldersbrook, E12 5HB

£375,000 Leasehold - Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Lease Term: 943 Years Remaining

Service Charge: £80 Per Month

Ground Rent: N/A

Council Tax Band: C

EPC Rating: C

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.



To view call **020 8989 0011**
Email wanstead@churchill-estates.co.uk



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As you enter you are welcomed by an unusually spacious hallway which is currently utilised as a dining area, a large reception room and a three-piece tiled bathroom. Additionally there are two good sized bedrooms, one being the main double bedroom with built in fitted wardrobes and the other being a good size single bedroom.

This property further benefits from having a share of the Freehold with a long lease in excess of 900 years, double glazed windows throughout, gas central heating, large well-tended communal gardens and a private garage.

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

