



OVER 60?

Secure this property
for up to **59% less!**

Price

£2,250,000

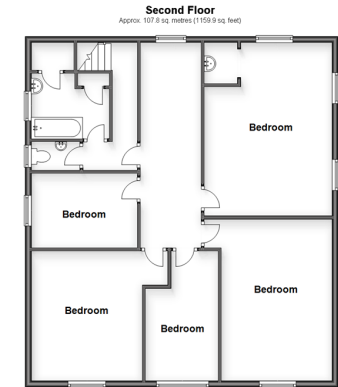
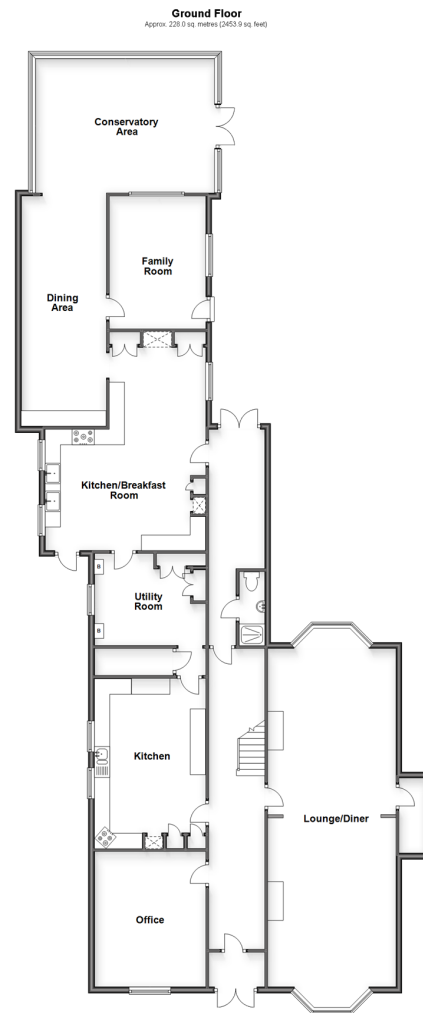
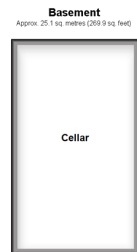
Freehold

14  5x  4x 
x

Northumberland

Avenue, Wanstead, E12

 **DOUGLAS
ALLEN**
Helping you move forwards



Accommodation

BASEMENT

Cellar: 21'7 x 12'3 (6.58m x 3.74m)

GROUND FLOOR

Hallway
Lounge/Diner: 43'5 x 13'9 (13.24m x 4.19m)
Dining Area: 24'6 x 9'1 (7.47m x 2.77m)
Breakfast Room: 23'3 x 17'0 (7.09m x 5.19m)
Kitchen: 18'1 x 11'8 (5.52m x 3.56m)
Family Room: 14'1 x 10'3 (4.30m x 3.13m)
Office: 14'1 x 11'9 (4.30m x 3.58m)
Utility Room: 12'2 x 9'9 (3.71m x 2.97m)

Shower Room
Conservatory Area: 18'9 x 14'1 (5.72m x 4.30m)
Garage: 29'9 x 7'8 (9.07m x 2.34m)

FIRST FLOOR

Landing
Bedroom 2: 18'2 x 13'8 (5.54m x 4.17m)
Bedroom 3: 17'8 x 13'9 (5.39m x 4.19m)
Bedroom 5: 17'11 x 11'3 (5.46m x 3.43m)
Bedroom 6: 17'0 x 8'7 (5.19m x 2.62m)
Bedroom 8: 14'1 x 9'0 (4.30m x 2.75m)
Bedroom 9: 14'7 x 10'3 (4.45m x 3.13m)

Bedroom 10: 12'3 x 10'0 (3.74m x 3.05m)
Bedroom 12: 10'3 x 10'2 (3.13m x 3.10m)
Bedroom 14: 9'2 x 6'9 (2.80m x 2.06m)
Bathroom 1
Bathroom 2
Shower Room
Separate Toilet

SECOND FLOOR

Landing
Bedroom 1: 18'6 x 14'4 (5.64m x 4.37m)
Bedroom 4: 18'2 x 12'6 (5.54m x 3.81m)

Bedroom 7: 9'2 x 6'9 (2.80m x 2.06m)
Bedroom 11: 12'4 x 8'3 (3.76m x 2.52m)
Bedroom 13: 9'2 x 6'9 (2.80m x 2.06m)
Bathroom
Separate Toilet

OUTSIDE

Driveway
Rear Garden
Outbuilding: 26'5 x 15'2 (8.06m x 4.63m)



Main features

- Extensive accommodation in the Aldersbrook Conservation Area
- 14 bedrooms, 4 receptions and 5 bath/shower rooms
- Utility Room & Cellar
- Gated off street parking & garage
- Catchment area of 'outstanding' Aldersbrook Primary School
- Views of Wanstead Park



Nearest Schools

Primary Schools: Aldersbrook Primary 0.0 miles, Highlands Primary 0.8 miles, Cranbrook Primary 0.9 miles

Secondary Schools: Wanstead High School 0.7 miles, Tom Hood Community Science College 1.1 miles, Forest Gate



Transport Information

Train Stations: Manor Park 1.4 miles, Woodgrange Park 1.6 miles, Forest Gate 1.7 miles, Wanstead Park 1.7 miles, Underground Wanstead 1.7 miles, Leytonstone 1.8 miles, South Woodford 1.8 miles



Address ons Road 3.7 miles, Custom House 3.8 miles, Northumberland Avenue, Wanstead, E12



Directions

For directions to this property please contact us.



Call Wanstead Branch 020 8530 3741 ■ douglasallen.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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