

Aldersbrook Road, Aldersbrook E12





The details

- ◆ Semi-detached Victorian house
- ◆ Extended dining kitchen with bifold doors
- ◆ Five bedrooms & four bathrooms
- ◆ Two generous ground-floor reception rooms
- ◆ Converted basement
- ◆ Two reception rooms & utility
- ◆ Underfloor heating to ground floor and bathrooms
- ◆ Private electric gated driveway with intercom
- ◆ Front and side driveway parking for four cars
- ◆ 80x44 foot garden First-floor terrace

Conservation Area overlooking Wanstead Flats Enclosed by the beautiful, wild green spaces of Wanstead Flats and Park in a peaceful Conservation Area, Alderbrook Road feels like a rural escape hidden in the heart of East London, just a few minutes' walk from Alexandra Lake and charming gardens. Sprawling over four floors, from an extensive, converted basement to a top-floor suite, the house has an impressive square footage that's suited to a large family who love to socialise and entertain.

Since the current owners purchased the house 13 years ago, they have transformed it from flats into a stunning, family residence, with the whole project handled and managed by the well-known Acumen Group. The numerous improvements included a rear extension, waterproofing the basement, a loft extension with skylights on the front of the house and three rear gable dormers.

Comfort and energy efficiency were considered at every turn, with Rako smart home lighting – with remote access and control, holiday mode, and mood lighting – installed throughout, along with a central vacuum system for an easy life. A heat recovery system throughout the house also maintains the home at an optimal temperature, improving efficiency by up to 30%. The radiators in all bedrooms are individually controlled for added convenience.

The immaculate interior makes it feel like you're stepping into an upmarket hotel.

You'll find the property overlooking the local playing fields and the sweeping expanse of Wanstead Flats from its handsome double-fronted red-brick exterior. A matching red brick wall and dual electric intercom gates (which alert phones and cameras within the house) reveal a generous drive. Laid with country cobble paving stones, it provides parking for three vehicles to front and leads around the side behind another gate and is wide enough for a fourth vehicle.

Refurbished white mouldings and foliage capitals adorn the full-height black-framed bay windows flanking the equally decorative arched recessed entrance, while barge boards trim the gable. Security cameras (front, side, and rear) and Rako smart lighting bring extra peace of mind.

STEP INSIDE – PERIOD PROPORTIONS MEET HOTEL CHIC

Mounted lantern lights illuminate the recessed front door, which features lovely stained-glass panels, surrounding windows, and a numbered transom.

In the hallway, the immaculate interior makes it feel like you're stepping into an upmarket hotel. Zone lighting washes the modern textured wallpaper, while

the beautiful Amtico flooring – heated underfoot, just like the rest of the ground floor – flows beyond the stylish double doors into the kitchen beyond.

At the centre, a floating glass staircase beckons you upstairs – and down to the converted lower ground-floor, served by a sump pump, drainage channels, and wall membrane for waterproofing. Begin here to discover two large reception rooms that are currently used as a gym, a study and library, and a playroom. Decorated with crisp white walls and high-quality flooring, both spaces benefit from ample built-in storage, while a separate utility area houses the electrics, boiler, washing machine, dryer, and central vacuum system.

Return to the ground floor to discover two well-proportioned reception rooms, both decorated in a contemporary style with stone mantelpieces and soft cream carpets. Broad bay windows with wooden tier-on-tier louvred shutters control the flow of sunshine into each reception – an inviting snug or office with a stone fireplace on one side and a huge living room with charming recessed ceilings (graced with pendant fittings) and a glazed double doorway connecting to the kitchen on the other.

Behind the second reception, you'll find a downstairs bathroom featuring glossy dark-format tiles to the floor and walls. These offset a wall-hung vanity basin unit, a close-coupled toilet (including a handheld hygiene attachment as seen in all the bathrooms), and a luxurious walk-in double rainfall shower.

The rear extension is filled with a large dining kitchen and entertainment space, where two sets of bifold doors draw back to reveal the impressive garden beyond. This space has a recessed ceiling, illuminated by the ubiquitous smart lighting and a glam chandelier over the seating area.

Handmade Logos Espana high-gloss cabinets with non-porous worktops, including a full-width island, create an area for gathering around and cooking. There are numerous integrated appliances on hand: an induction hob, dual fridges, freezers, and dishwashers, along with two side-by-side Siemens ovens (conventional and microwave). Just off to one side, a secondary dual-aspect kitchen offers even more storage and prep space, and has been fitted with a gas hob, a Siemens steam oven and an additional sink.

“The primary bedroom enjoys a sightline from the front bay window with wooden louvred shutters to the glass door leading to a relaxing terrace with artificial grass and a glass balustrade overlooking the garden.”

On the landing, you're treated to a striking view of the glass floating staircase rising to the top floor and a lovely stained-glass feature window. The palatial proportions, cosy carpets, and soft décor continue throughout all four bedrooms on the first floor.

To one side of the landing, the primary bedroom enjoys a sightline from the front bay window with wooden louvred shutters to the glass door leading to a relaxing terrace with artificial grass and a glass balustrade overlooking the garden. Finished with chandeliers to a recessed ceiling and elegant wall lights, this spacious retreat is fitted with a bank of wardrobes with



sliding doors along one wall.

Lined with stone-effect format tiles, the en suite bathroom radiates a spa feel. Warmed by a flat chrome heated towel rail, it's fitted with contemporary wall-hung sanitaryware with contrasting splashbacks to match the floor of a massive walk-in rainfall shower.

There are three further well-proportioned double bedrooms on this floor, all with fitted wardrobes and statement lighting, while the rear bedroom also benefits from access to the balcony terrace. These are served by an opulent family bathroom with beautiful stone-effect format tiling to backdrop the wall-hung sanitaryware, a shower and a jacuzzi bathtub.

On the top floor, you'll discover the fifth bedroom decorated in a modern palette of white and grey to coordinate with the grey carpet. Skylights, dormer windows, and downlights keep the atmosphere fresh and bright, while eaves cupboards create extra storage. The loft is completed by a walk-in wardrobe with smart lighting and a fully tiled, monochromatic en suite shower room, complete with a rainfall shower

enclosure, a back-to-wall toilet, and a wall-hung vanity basin unit beneath a skylight.

OUTSIDE – AL FRESCO ENTERTAINING

Reached via the kitchen and a side gate, the garden is just as substantial as the house. It's fully enclosed by timber fencing and brick walls for privacy and security, and the garden's symmetrical layout makes it ideal for ball games and keeping an eye on little ones.

By the wide bifold doors, there's a large composite wooden deck with exterior lighting, with a step leading onto the expansive artificial lawn, framed by pressure-treated railway-sleeper-edged beds for a variety of plants and trees. A Lifetime garden shed (14.5ft x 7ft) offers storage for a guest marquee, along with outdoor furniture and garden equipment, and you'll also find plenty of bin storage and a separate Asgard Access Plus shed (8ft x 4ft).

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The floor plan

APPROXIMATE FLOOR AREAS

Basement

937 SQ. FT (87.13 SQ. M)

Ground Floor

1594 SQ. FT (148.12 SQ. M)

First Floor

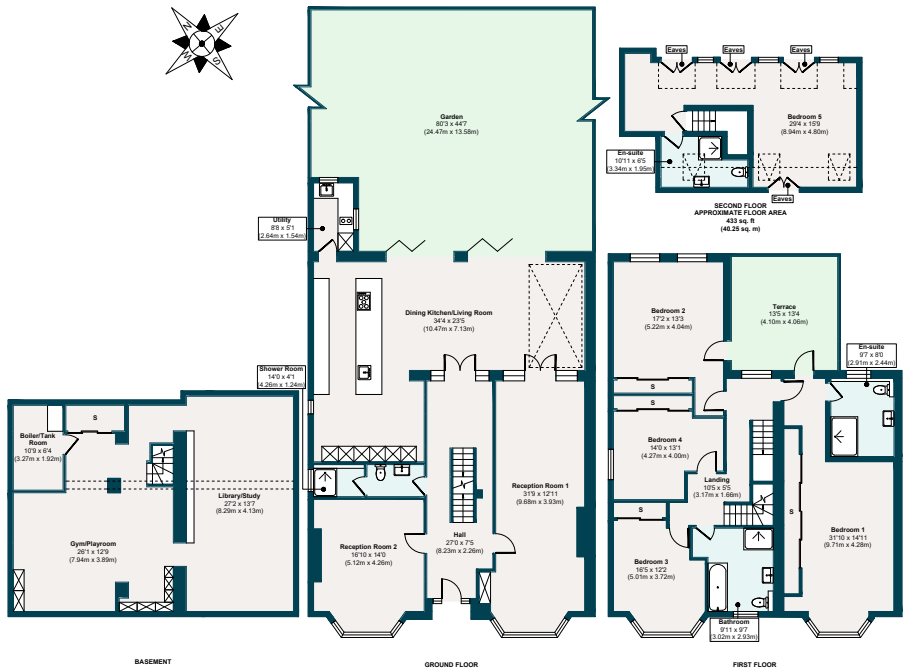
1287 SQ. FT (119.62 SQ. M)

Second Floor

433 SQ. FT (40.25 SQ. M)

Gross Internal Floor Area (Including basement)

4251 SQ. FT (395.12 SQ. M)



The neighbourhood



Wanstead Park

GETTING AROUND

Manor Park Underground station (Elizabeth line) is 18 minutes on foot. From here, it's just a short 14-minute journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops also run regular services to Stratford.

Woodgrange Park and Wanstead Park Overground (Suffragette line) are around 25 minutes away, too.

IN THE NEIGHBOURHOOD

Aldersbrook Road is part of the Aldersbrook Conservation Area and is surrounded by the wonderful green expanses of Wanstead Park and Wanstead Flats – a walking, jogging and mountain-

biking paradise that acts as a gateway to Epping Forest. Nearby Chalet Wood (15 minutes on foot) also provides a beautiful carpet of bluebells every spring. The friendly Aldersbrook Riding School is just a 12-minute walk around the corner, offering sessions and classes for all ages and abilities.

You're also spoilt for choice when it comes to shops and amenities, being close to Wanstead, Leytonstone High Road and Forest Gate. There is a GP within 3-minutes' walk and the area also has a local GP and community centre, as well as a nearby Tesco and an Asda Express for convenience. Local sellers particularly recommend The Golden Fleece (13 minutes' walk) and the Leytonstone Tavern for drinks and good pub grub.

Other local favourites include the Rookwood Village pub with its stylish interior, deck and electronic darts; the Ginger Pig butchers on Clock House Parade; Wanstead's farmer's market (the first Sunday of every month); Cann Hall Park (with its coffee shop, play areas

and skatepark); and the artisanal food and drink scene on Winchelsea Road, including Wild Goose Bakery for fabulous custard tarts and Joyau wine bar.

SCHOOLS

Aldersbrook Primary School (rated 'Outstanding' by Ofsted) is just a 6-minute walk. You'll also find Buxton Primary & Secondary School ('Good') within 30 minutes, and several nurseries nearby.



A note from the owners

“This has been a wonderful family home for us and our five children, who have now grown up and are ready to explore their own paths in life.

“Our cosy yet spacious house has been loved by everyone who has visited and stayed with us.

“The basement rooms were mainly used by our children and their friends, giving us a great sense of privacy throughout the rest of the home.

“The generous garden has been an incredible extension of the house—perfect for family time and entertaining. The side entrance has been an added bonus, offering easy access to the garden as well as convenient storage for bikes and outdoor equipment.

“Each year, towards the end of April and early May, we plant vegetables and a variety of fruit, ready to enjoy by the summer months. The extra-large garden offers plenty of space for everyone—

children can play at one end while adults relax with the bifold doors open, seamlessly connecting the kitchen and decking into one sociable area. Summer barbecues and even inflatable bouncy castles have been a much-loved feature.

“We’ve hosted many gatherings with family and friends, sometimes with up to 100 guests, and never felt short of space. Spring and summer are truly special here, with much of our time spent in the garden—it becomes a natural extension of the home.

“Our friendly neighbours and strong local community have been a true blessing, making this house feel even more like home. There is a real sense of care and connection, with everyone looking out for one another.

“It’s a safe and secure environment for children to grow up in, with schools and friends just a short walk away, and plenty of green space nearby for cycling, jogging, and peaceful walks around the pond.”



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