



Queenswood Gardens, E11
London

£400,000
EELEVEN^{EST}
2016

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Tenure: Leasehold

- Two-bedroom first-floor apartment
- Open-plan kitchen & living room
- Garage parking & communal garden
- New switches, sockets, and radiators
- Modern tiled bathroom
- 189-year lease
- Surrounded by open green space
- Near Tube/Overground/Elizabeth line



Nestled in Aldersbrook Conservation Area, a residential community encircled by Wanstead Flats and Park with their lakes, sports clubs, and play parks, Queenswood Gardens offers tranquillity within striking distance of excellent schools, transport links, and town life.

Inspired by a mix of Scandinavian living with subtle Victorian influences, gold accents, neutral tones, and pops of pastel colour, the apartment is bathed in warm sunlight throughout the day and lovely sunsets that flood the bedrooms and living room.

In recent years, the property has been upgraded with triple-glazed windows in the primary bedroom (2021). In 2025, the apartment was rewired, and new power sockets and gold light switches were installed, along with new modern wall-mounted heaters and new doors and handles across the flat.





INSIDE – OPEN PLAN LIVING

Upon arrival at the low-rise apartments forming The Acorns, you'll find private, secure garage parking. On the first floor, step through your front door into a spacious hallway fitted with a soft dove-grey carpet, refitted in 2026, that runs across the apartment.

There's plenty of storage in the two built-in cupboards here, where you can put away coats and shoes before entering the fresh and bright open-plan kitchen and living area at the heart of the home. Painted in Little Greene's 'Pearl', a heritage pale green shade that complements the tree-studded view from the expansive windows, it's a lovely sociable space. A mix of pendant lights, modern linear spots, and fitted blinds balances the lighting throughout the day.

The kitchen, which was opened up in 2025 to integrate it into the living space, has a distinct Scandi vibe with its generous range of white cabinetry, tiled splashbacks, and wooden worktops and shelving, positioned for easy flow between the different areas while feeling distinctly separate. Integrated appliances include an oven with an electric hob and extractor hood and a concealed fridge-freezer, dishwasher, and washing machine.

Return to the hallway to find the bathroom conveniently located near the bedrooms. Here, walls fully tiled in white metro tiles with dark grout combine with Victorian-style patterned floor tiles by Victoria Plumbing for an old-meets-new feel. Above, ceiling spots brighten a large bath with a folding glass screen and overhead shower; a back-to-wall toilet; and a stylish white wooden vanity unit with a countertop basin. Cabinets with shelving and fluted bamboo doors provide extra storage.





‘Painted in Little Greene’s ‘Pearl’, a heritage pale green shade that complements the tree-studded view from the expansive windows, it’s a lovely sociable space.’

Two double bedrooms with useful shelving and peaceful views over the leafy communal gardens lie tucked away on one side of the apartment. The primary bedroom is decorated in a charming blush pink and brightened by a large casement with awning fittings and a central pendant. Meanwhile, Little Greene's 'Hellebore' adds a muted violet flourish to the second bedroom – a versatile space that could be an office as well as a nursery or guest room.



‘Little Greene’s ‘Hellebore’ adds a muted violet flourish to the second bedroom.’



‘Walls fully tiled in white metro tiles with dark grout combine with Victorian-style patterned floor tiles by Victoria Plumbing for an old-meets-new feel.’





A NOTE FROM THE OWNERS

'This has been our first home together and the place where many of our most treasured memories have been made. It's close enough to enjoy everything London has to offer, yet at the end of the day, you come home to a peaceful, leafy setting. Looking out over the communal gardens from the large windows in every room, it's easy to forget you're in the capital.'

'We've also been fortunate with the community around us. There is a genuine neighbourly spirit within the building and a strong sense of community throughout Aldersbrook and nearby Wanstead. Having Wanstead Park on the doorstep has been a real luxury. We've spent countless hours walking around the lakes, visiting the horses at the stables, and wandering through the beautiful woodland. It offers a wonderful connection to nature while still enjoying all the convenience and excitement of London living.'

GETTING AROUND

Wanstead Tube is approximately a 20-minute walk away. From here, the Central line whizzes into the City and West End, with a quick change at Stratford to the Jubilee line for Canary Wharf, the South Bank and Westminster. The station sits on the merging point of the Central line loop, which means there are lots of trains, and you'll be the first to hop on during the morning rush hour.

Wanstead Park station (20 mins' walk), on London Overground's Suffragette line, gives you quick access to the Overground, with direct links to Gospel Oak and Barking. Leytonstone High Road Overground, also on the Suffragette line, is 25 minutes on foot, while Forest Gate station (approximately 25 minutes' walk) provides access to the Elizabeth line.

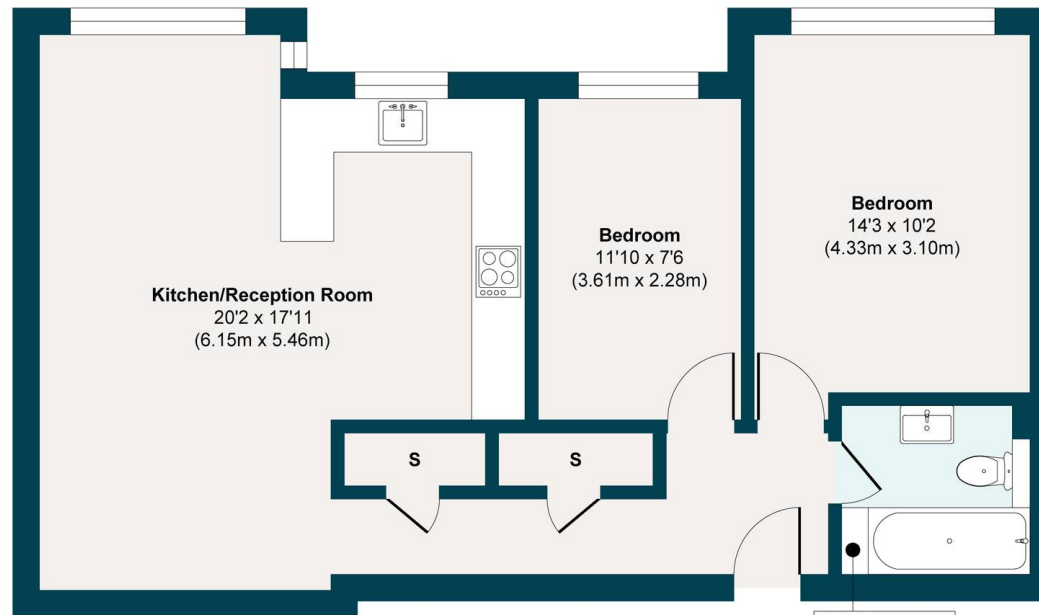


Queenswood Gardens



Garage
18'1 x 9'2
(5.50m x 2.80m)

GARAGE



Kitchen/Reception Room
20'2 x 17'11
(6.15m x 5.46m)

Bedroom
11'10 x 7'6
(3.61m x 2.28m)

Bedroom
14'3 x 10'2
(4.33m x 3.10m)

Bathroom
7'1 x 6'4
(2.17m x 1.92m)

FIRST FLOOR
APPROXIMATE FLOOR AREA
686 sq. ft
(63.70 sq. m)

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Approx. Gross Internal Floor Area 686 sq. ft / 63.70 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

IN THE NEIGHBOURHOOD

Queenswood Gardens is part of the Aldersbrook Conservation Area. It 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 (just over 20 mins on foot) also provides a beautiful carpet of bluebells every spring.

You're also spoilt for choice when it comes to shops and amenities, being close to Wanstead, Leytonstone, and Forest Gate. For coffee and breakfast try Bobo & Wild, Gails or Le Bakery. For evening dining, **Provender** and **Joyau** are popular choices, while **The George & Dragon** is a favourite local pub. For family-friendly Italian fare, head to Piccolo or Luppolo.

Other local favourites include The Golden Fleece, Leytonstone Tavern (home to one of the best burgers in London) Forno bakery, Dolce Patisserie and Rookwood Village pub with its stylish interior, deck and electronic darts. Food lovers also appreciate The Ginger Pig butchers on Clock House Parade and Wanstead's farmer's market, held on the first Sunday of every month. Finally, explore the artisanal food and drink scene on Winchelsea Road, including The Wanstead Tap, Ramble Café, and Wild Goose Bakery famed for its delicious custard tarts.

An easy drive or cycle away, Epping Forest offers over 2,400 hectares of green open space and woodland to explore. In the other direction, the Olympic Park and its world-class swimming pool, Hackney Marshes, Lea Valley horse riding, and ice skating are all within easy reach via quiet cycle routes.

SCHOOLS

Local schools include the Ofsted-rated 'Outstanding' Davies Lane Primary (20 minutes on foot) and Aldersbrook Primary (12 mins). Wanstead Park pre-school is a 10-minute walk, while Forest Gate Community School offers 'Outstanding' secondary education within easy reach.



Eeleven

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