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## Woodlands Avenue, Aldersbrook E11

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- ◆ Four-bedroom Edwardian house
- ◆ Two bathrooms (one en suite)
- ◆ Timber sash windows & new rear bifold doors
- ◆ Large open-plan dining kitchen
- ◆ Period features & log burner
- ◆ Restored floorboards & original Edwardian hall tiles
- ◆ 112-foot south-facing garden with studio
- ◆ Stone's throw to Wanstead Park & Flats
- ◆ Walkable to Underground (Central & Elizabeth lines) & Overground
- ◆ Less than 5-minute walk to outstanding primary school

Surrounded by beautiful green spaces in a conservation area on the doorstep of Wanstead Park & Flats, this welcoming four-bedroom semi-detached Edwardian house is filled with wonderful light, warmth and character. It has recently been extended to include a loft-conversion, rear extension and tiled patio.

With contemporary interiors that retain beautiful period features, the property was sympathetically renovated from

top to bottom just three years ago. A complete rewire was undertaken (with new sockets, including USB and USB-c ports). A new Vailant combi boiler was installed in 2024, alongside a fully linked smoke alarm system. Natural materials have been used throughout, such as wood, marble and exposed brick; while a calming colour palette of soft whites, sage greens and muted terracotta give a timeless feel, helping to blend old and new.

Set on a tree-lined, friendly street with a lovely neighbourhood feel on the desirable Aldersbrook Estate, the house greets you with a handsome rendered frontage. It has a traditional monochrome timber gable

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and elegant white stone lintels, sills and columns to the bay windows. Follow a path with Edwardian style mosaic tiles past a front garden with stone chippings and a side-access gate to a reeded glass-covered porch. The blue four-panelled front door by Knights Mark was fitted last year and features classic brass hardware including a ring knocker.

#### **STEP INSIDE — LIGHT-FILLED EDWARDIAN ELEGANCE**

In the wide hallway, the walls have been painted charcoal grey below the dado, while the showstopping Edwardian tiles have been recently professionally renovated. Several of the four-panelled doors in the house have been lovingly stripped back to the original timber and fitted with period-style brass handles. The one to your left opens into the sun-filled living room.

Lit by a wide timber sash bay with café style

louvred shutters, this space has an airy feel. It has white walls and a coved ceiling, featuring a rose for a pendant. Restored floorboards run underfoot. There is a modern radiator and the chimney breast — picked out in warm terracotta — houses a new wood burner (with HETAS safety certification) and a reeded tiled hearth.

Fabulous vintage-style timber-framed glazed double doors open to the large open-plan kitchen, dining and family room. Extended to the rear, this versatile space is flooded with light from a pair of large skylights and wide anthracite aluminium-framed bifold doors (newly fitted last year), which frame the garden and create an indoor-outdoor vibe.

The kitchen cabinetry is by Howdens. The sociable layout cleverly encircles the period floor tiles, which continue from the hallway and then segue to oak engineered herringbone parquet. Modern blue-grey Shaker-style doors with stylish black handles are paired with white quartz worktops and both Japanese finger tiled and veined marble splashbacks. Blue and white patterned tiles add interest to the

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sides of the peninsula breakfast bar.

There is a deep ceramic butler-style sink and chrome Grohe chef's tap with flexible hose.

Appliances include a steel Stoves double gas range cooker with overhead extractor, an integrated AEG dishwasher and Lamona wine fridge, an AEG washer dryer, and a freestanding Bosch fridge-freezer.

Other design-led details include an Eclipse brass hoop ceiling light in the dining area and a pair of Soho Home Rene glass and antique brass wall lights to the family space. This space is painted sage green to link nicely with the greenery outside.

Returning to the hallway, you'll pass a door to the cellar — an ideal storage space that has previously been used as a workshop, complete with lighting and electrics — before heading up a grey-painted staircase. Take the stairs, with their tactile polished original wooden banister and grey runner carpet with toffee-toned binding, to the first floor.

The front-facing primary bedroom feels calm and light, with a beautiful wide timber

sash bay, white walls and soft neutral ribbed carpet. The second double bedroom shares a light and neutral décor scheme, swapping white for taupe, with a sash window looking out to the garden. A bank of taupe-painted inbuilt wardrobes provides plenty of useful storage.

Sitting beside the primary, the third single bedroom is currently used as a home office but would work equally well as a nursery. This room is carpeted, with inky blue walls, and the sash window has shutters to match those downstairs.

Newly fitted in 2021, the family bathroom is lit by a dappled glazed sash. This space marries natural-toned limestone floor tiles

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with eau de nil walls and white and grey ribbed wall tiles. There is a bath with a shower, wall niches and a frameless glass screen; a close-coupled loo; a black towel rail radiator; and a deep countertop sink with black mixer tap and solid teak vanity by Tikamoon.

Continuing the use of tactile natural materials, an exposed brick wall leads up a second staircase to the loft suite. Converted in 2024, this thoughtfully designed plan includes a large integrated storage cupboard on the landing.

It's easy to see why the third double bedroom is currently used as the primary. It has a wonderful dual aspect, with a pair of front-facing Velux windows and two further full-length double-glazed sashes fitted with remote-controlled blackout blinds. This bedroom enjoys treetop views. The walls are painted white and terracotta and the room is fitted with a vertical column-style radiator and extra storage cupboards to the eaves.

A door leads to the en suite, which is lit by another large sash and is fully tiled with luxe grey marble wall tiles and herringbone

mosaic floor tiles (all by Starel Stones). There is a close-coupled loo and a blue ceramic wall-hung basin for a fun pop of colour. The Mira shower is remote controlled, meaning it can be turned on and up to temperature before you walk in.

### **OUTDOORS — SEAMLESS INDOOR-OUTDOOR LIVING**

South-facing, the 112-foot garden enjoys the sunshine all day. Throw open the kitchen bifolds to a newly laid elevated ceramic-tiled patio, offering plenty of space for barbecues and entertaining. A step leads to a lawn, framed by borders filled with mature plants — including two large camelias and a stunning lilac wisteria that blooms yearly.

A stone chipping path leads to a fantastic garden studio, built in 2024. Fully insulated and finished with white walls, the space has wood-effect flooring, lighting and heating and is currently used as a gym. It would work equally well as a home office, yoga studio, playroom, teen den or art studio.

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ALDERSBROOK





































































# Woodlands Avenue, Aldersbrook E11

## APPROXIMATE FLOOR AREAS

### Cellar

158 SQ. FT (14.73 SQ. M)

### Ground Floor

867 SQ. FT (80.57 SQ. M)

### First Floor

498 SQ. FT (46.28 SQ. M)

### Second Floor

306 SQ. FT (28.45 SQ. M)

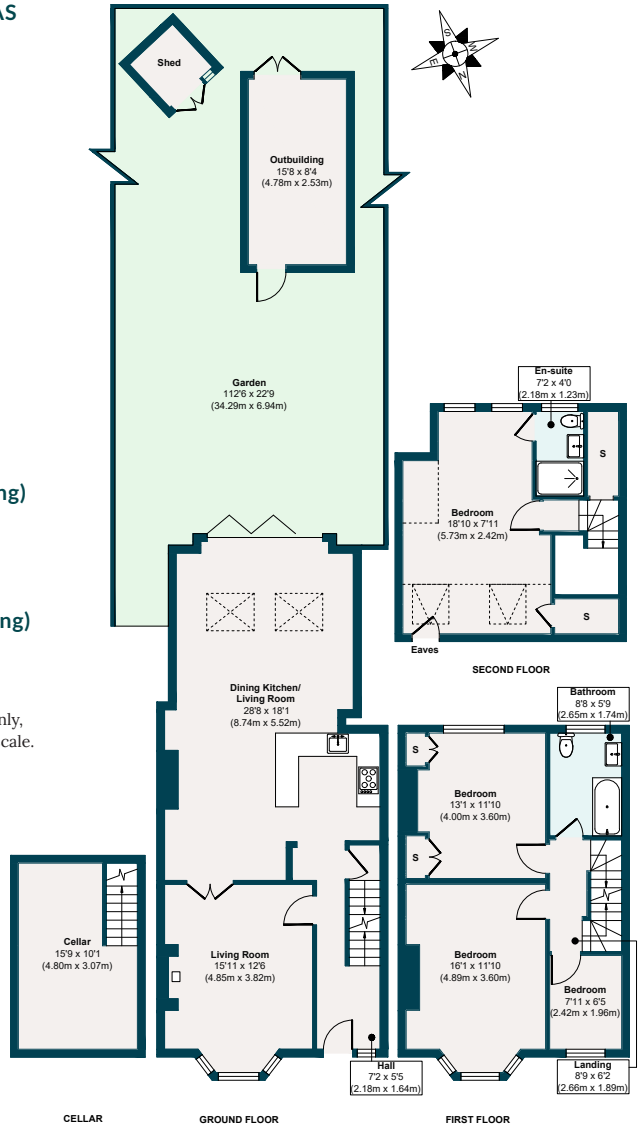
### Gross Internal Floor Area (Including Cellar & Outbuilding)

1829 SQ. FT (170.03 SQ. M)

### Gross Internal Floor Area (Excluding Cellar & Outbuilding)

1699 SQ. FT (157.94 SQ. M)

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



## The neighbourhood



Chalet Wood, Wanstead Park

### GETTING AROUND

Manor Park Underground station (Elizabeth Line) is just 20 minutes on foot or around 4 minutes on the bus or by car; there are two very regular bus routes that take you there from the end of nearby Dover Road. From here, it's just a short 14-minute journey to Liverpool Street and three stops from Stratford's major interchange with the DLR, Central and

Jubilee lines — and the shopping, cinema and food at Westfield and East Village.

Various local bus stops also run regular services to Wanstead (7-minute drive or a lovely 26-minute walk through Wanstead Park) and Leytonstone (10-minute drive) where you can pick up the Central line. Wanstead Park Overground (Suffragette line) is just 23

minutes' walk across Wanstead Flats.

### IN THE NEIGHBOURHOOD

Woodlands Avenue 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 (just over 10 minutes on foot) also provides a beautiful carpet of bluebells every spring.

Fancy getting even closer to nature? The friendly Aldersbrook Riding School is just a 16-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, and Forest Gate. The current owners particularly love the Holly Tree pub with its own ride-on train. Other local sellers recommend Bobo & Wild and Gails for coffee and breakfasts; Provender and Joyau for the evenings; the new George and Dragon pub; Piccolo and Luppolo restaurants for family-friendly Italian

fare; and either The Golden Fleece or 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); and the artisanal food and drink scene on Winchelsea Road, including Ramble Café; and Wild Goose Bakery for fabulous custard tarts.

### SCHOOLS

Aldersbrook Primary School (rated 'Outstanding' by Ofsted), is two streets away and just 4 minutes' walk. You'll also find Wanstead High School (rated 'Good') approximately 23 minutes' walk away. There are also several 'Outstanding' nurseries nearby.

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## A note from the owners

*“We love the sense of community in Aldersbrook; it’s so friendly and everyone looks out for and helps each other. This was our first house together and the place we brought our daughter back to from the hospital. The proximity to Wanstead Park, great school and transport connections mean we’d stay forever if we had family closer. It has been a wonderful place to live, and we will be sad to leave.”*



## Trusted partners

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