

TOTAL APPROX. FLOOR AREA 419 SQ.FT. (38.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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	

 **New Wanstead, Wanstead**  
**£1,350 Per Month**  
**1 Bed Apartment - Purpose Built**



➔ E17 Office  
 236 Hoe Street  
 E17 3AY  
 0203 397 9797  
 hello17@stowbrothers.com

➔ E11 Office  
 117a High Street  
 E11 2RL  
 0203 397 2222  
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 1 Bank Buildings,  
 The Avenue, E4 9LE  
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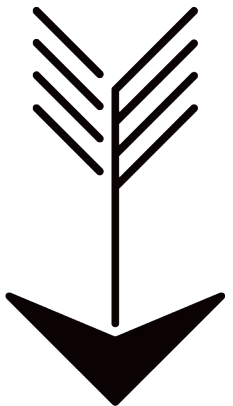
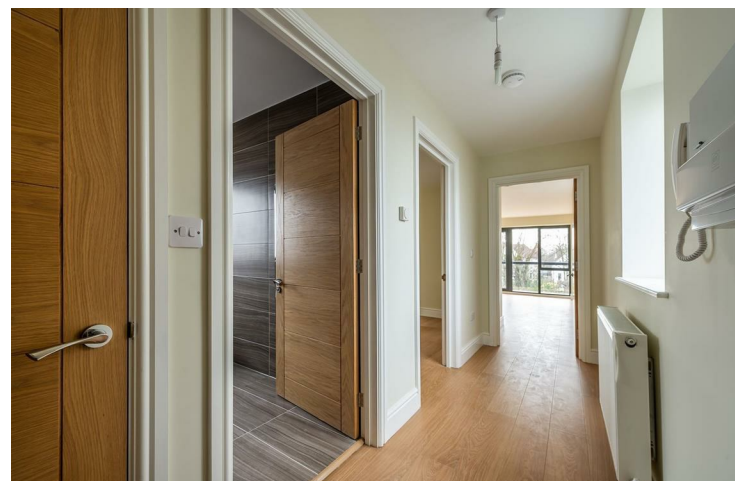
## Features

- One Bedroom Apartment
- Open Plan Kitchen/Lounge
- Neutral Decor Throughout
- Private Balcony
- Brand New
- Available February
- NO Tenant Fees
- CALL NOW TO VIEW



A one bedroom apartment in a sparkling new development just a few minutes walk from Epping Forest, Snaresbrook tube station and Wanstead High Street. Design & Decor is pristine throughout, you have a private balcony and all the amenities of this ever popular East London village right on your doorstep.

This boxfresh block has a secure entryphone system, lift ,off street parking and generous communal roof terrace.



### WHAT ELSE?

- Snaresbrook central line station is just a seven minute walk and will get you directly to Liverpool Street in fourteen, or Tottenham Court Road in twenty three.
- You have off street parking and drivers can be on the North Circular in less than ten minutes.
- Wanstead High Street is full of options for a night out, but be sure to venture a little further off the beaten track and seek out Nightingale Lane, just a little further this is home to a trio of lovely local gastropubs.





➤➤ IF YOU LIVED HERE

You'll be welcoming friends and family into your extremely generous, 250 square foot kitchen/lounge. You have blonde engineered hardwood underfoot and the kitchenette is smartly decked out in eggshell blue cabinets, black marbled countertops and striking mosaic splashbacks.

The whole space leads out onto your sixty square foot private balcony, the perfect space for a morning coffee or evening glass of wine. Elsewhere, the bedroom's a solid double with more engineered hardwood underfoot, while the bathroom's a smart designer affair that wouldn't be out of place in a bespoke hotel; smoky grey tiling, a chrome towel rail and dedicated rainfall shower cubicle.

Outside and Wanstead High Street is barely a third of a mile on foot, with a huge range of restaurants, bars and gastropubs right on your doorstep. Enjoy a sumptuous Sunday Lunch at The Manor House, traditional East London delicacies from Robins Pie & Mash and a wide range of real ales and craft beers at the iconic former coaching inn, The Cuckfield.

