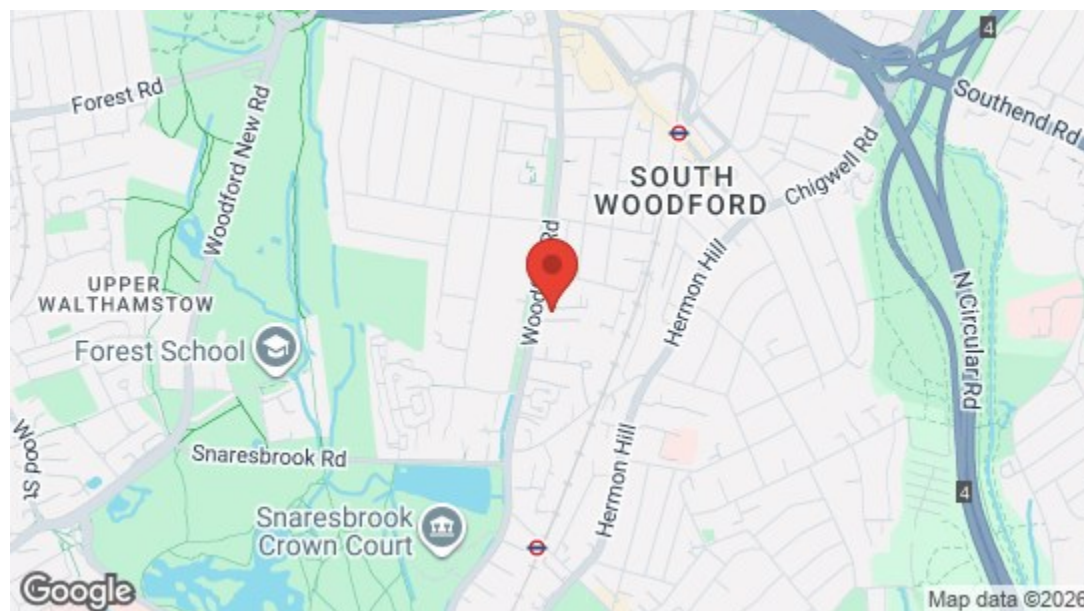


TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

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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Beechwood Park, South Woodford
£1,500 Per Month
3 bed, Maisonette



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		62	79
EU Directive 2002/91/EC			

➤ **Features**

- Three bedrooms
- Private rear garden
- Close to Snaresbrook station
- Available end November
- Own front door

A smartly finished three bedroom maisonette with a bright, spacious main reception, dedicated front door and generous rear garden. It's all located in a substantial period conversion just a half mile on foot from Wanstead, our bustling East London village surrounded by tranquil blue and green space.

Equally ideal for families, couples or professional sharers, this superbly located property is available at the end of November.



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

➤ **E11 Office**
117a High Street
E11 2RL
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➤ **E4 Office**
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➤ IF YOU LIVED HERE...

You'll have the enviable environs of Wanstead Village just ten minutes away on foot. Here, flanked by open green spaces and broad avenues, you'll find a great range of supermarkets and shops, plus a fine selection of independent bars, restaurants and gastropubs. From The Cuckfield's fine food, craft beers and real ales to The Manor House and its sumptuous Sunday Roasts, there's something for everyone.

Inside and your spacious main reception comes in at a generous 160 square feet, with a vintage hearth and mantelpiece, all flooded with natural light thanks to the double patio doors and window set leading out onto your private covered patio, itself opening onto a spacious lawn. Your first two bedrooms are substantial doubles, while the third is a generous single.

Snaresbrook station is a mere ten minutes on foot and will get you directly to Liverpool Street in sixteen minutes and Oxford Circus in twenty seven, via the Central Line. Just as handy is the wild green space of Epping Forest and and tranquil blue vistas Eagle Pond, less than a half mile on foot and perfect for morning jogs and evening strolls alike.

WHAT ELSE?

- You have eight primary/secondary schools within a one mile radius, four rated 'Good' by Ofsted and four deemed 'Outstanding'.
- Beechwood Park itself is a peaceful, no through road with very little traffic.
- Wanstead High Street is great but be sure to also explore nearby Nightingale Lane, home to some wonderful traditional gastropubs such as The Duke, The Lane and Nightingale On The Green.

