



TRUMPINGTON ROAD, LONDON

£2,200 Per Month
 4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Two Reception Room
- Downstairs Bathroom
- Separate Kitchen
- Private Garden
- Close to Wanstead Flats
- Available to One Household
- Holding Deposit: equivalent to one week's rent capped at £400

With its period character, bright interiors and excellent location near Wanstead Flats and Winchelsea Road, this five-bedroom home offers a flawless finish and plenty of natural light.

You're moments from some of E7's top amenities, with both Forest Gate and Wanstead Park stations nearby, providing easy access to the Suffragette line and the Elizabeth line.

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IF YOU LIVE HERE...

You step through the classic Victorian frontage into a warm, welcoming home that has been beautifully finished throughout.

To the front, the first bedroom sits just beyond the entrance, while further inside the reception room is bright and spacious, thoughtfully positioned next to the contemporary kitchen. From here, the layout flows through to a modern shower room.

Accessed via the lean-to/utility area, the private rear garden offers a wonderfully secluded retreat, with a lawn and patio area.

Upstairs, you'll find four well-proportioned bedrooms, each finished to a high standard and filled with natural light.

Since you're located between Leytonstone, Leyton and Forest Gate, you have plenty of choice when it comes to amenities. Start with a short stroll to Wanstead Flats. On the way back stop at Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau.

Or head north towards Leytonstone where you've got Le Regret, FORNO and Homies on Donkeys amongst others.

You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short journey on the bus or tube for Westfield and the Olympic Park.



WHAT ELSE?

- Forest Gate station is 0.9 miles away where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Alternatively, Wanstead Park station (even closer) connects you to the Suffragette Overground line (Gospel Oak to Barkingside). Drivers benefit from easy access to the M25 and North Circular.
- New local? You've got The Wanstead Tap, a bar, beer shop and performance space four minutes from your home on foot, or The Holly Tree, which offers up great food plus a miniature railway.
- Parents will be pleased to know you have a wide choice of great primary and secondary school nearby.

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Reception Room

11'5" x 10'11"

Reception Room

12'9" x 10'9"

Kitchen

8'9" x 8'8"

Shower Room

8'9" x 3'8"

Bedroom 1

10'11" x 6'8"

Bedroom 2

14'4" x 7'0"

Bedroom 3

9'3" x 7'6"

Bedroom 4

11'1" x 8'10"



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