



Total Area: 83.4 m² ... 898 ft²

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	68 79
(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	



GROSVENOR ROAD, LONDON

£2,500 Per Calendar Month
 3 Bed Apartment - Conversion



Features:

- Three Bedroom Flat
- Newly Refurbished Throughout
- Lower Ground Floor
- Separate Kitchen Dinner
- Private Garden
- Off Wanstead High Street
- Few Minutes Walk to Two Stations
- Located in Wanstead Village
- Off Street Parking: on a first to arrive basis

This timeless three-bedroom apartment is ideally located in the heart of Wanstead, offering a perfect blend of peace and convenience. The converted property features immaculate decor throughout, private garden, a spacious separate reception room and kitchen, as well as both a bathroom and an additional WC.

The charming shops, coffee shops, and amenities of Wanstead are just moments away. It also benefits from excellent transport links, with both Snaresbrook and Wanstead stations within easy reach.

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IF YOU LIVED HERE...

Thanks to immaculate decor and generous windows, the reception room feels wonderfully spacious, with sleek flooring enhancing the polished finish. The separate yet conveniently adjoining kitchen also benefits from the flow of natural light, and is fitted with stylish units, smart units, and a practical breakfast bar.

All three bedrooms are bright and beautifully presented, with two offering built-in storage. The bathroom is equally well fitted, featuring both a walk-in shower and a bathtub, while a separate WC and additional hallway storage add to the home's convenience.

Step outside and head towards Wanstead's village-style high street, where you'll find farmers' markets, cosy pubs, and expansive green spaces that feel a world away from the city. Despite this peaceful setting, both Wanstead and

Snaresbrook stations are just a short walk away, providing swift access to the City and West End via the Central line.

For local favourites, La Bakerie is a go-to for work-from-home days, while Provender Restaurant and The Cardamom Room are perfect for dining out. If you're in the mood for a takeaway, Tiffin Tin and Luppolo Pizza are local favourites. For a relaxed drink, the characterful The Cuckfield, a converted 19th-century coaching inn, is just a short stroll away.

You're also within easy reach of South Woodford, offering further amenities including Marks & Spencer, Waitrose, and an Odeon Cinema. Leyton and Walthamstow are also close by, adding even more choice.



WHAT ELSE?

- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reason why the area is so popular. Wanstead High School is close by
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.

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RECEPTION
19'8" x 14'0"

9'4" x 8'7"

KITCHEN
14'0" x 9'2"

BEDROOM
12'5" x 6'2"

BEDROOM
15'4" x 8'5"

BEDROOM

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