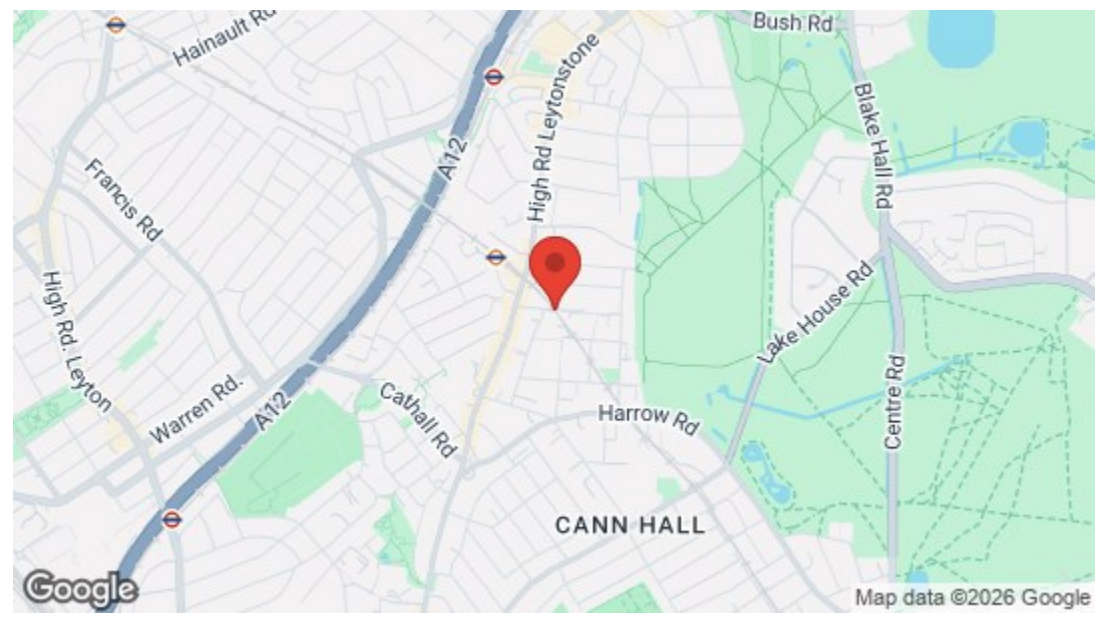


TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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	



Lancaster Road, Wanstead
 £1,350 Per Calendar Month
 1 bed, Flat



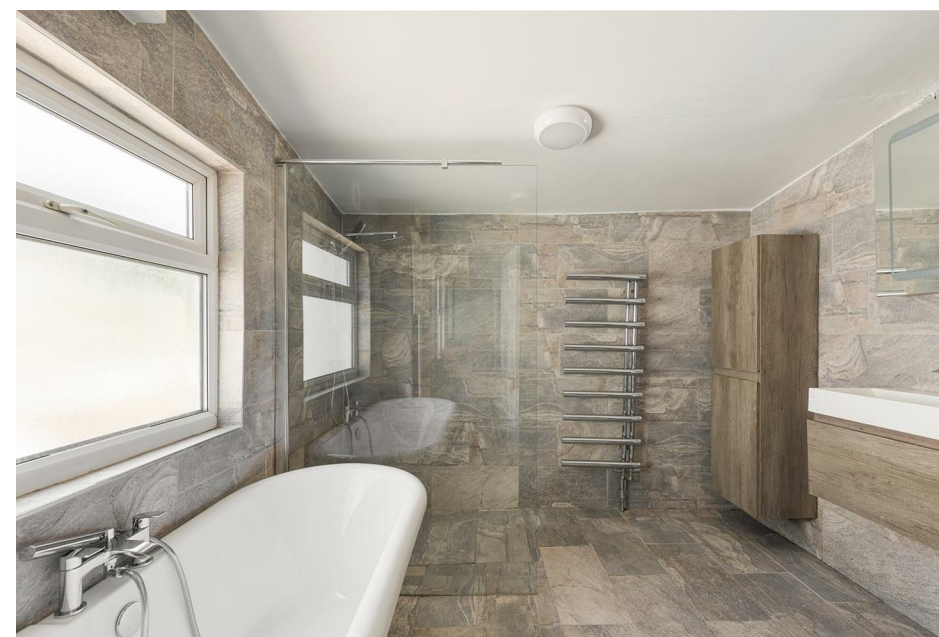


Features

- Wooden Flooring Throughout
- Spacious Bathroom
- Neutral Kitchen
- Private Garden
- Available Immediately
- Walking Distance To Leytonstone High Road Station
- Holding Deposit: equivalent to one week's rent capped at £400
- Permit Parking Available



An unusually spacious one bedroom apartment on the ground floor of a handsome, artfully extended period conversion with a wealth of period features and vintage style throughout, plus a lengthy private garden to the rear. Outside, you have the green expanse of Wanstead Flats less than a half mile on foot.



Leyton High Road overground station is less than a five minute walk. From here it's just two stops to Walthamstow Central, for direct, twenty minute runs to Oxford Circus and Liverpool Street.



WHAT ELSE?

- Leytonstone tube station is just a half mile on foot and will speed you directly to Liverpool Street (fourteen minutes) and Tottenham Court Road (twenty three minutes) via the Central line.
- Whatever your fitness goals Leytonstone Leisure Centre has you covered with swimming pool, gym and health suite. It's just an eight minute walk.
- Once the favoured hunting grounds of Henry VIII, Wanstead Flats is still some of the vastest, wild wide open green space for miles around. And it all starts less than a half mile from your front door.







➤➤ IF YOU LIVED HERE

You'll be stretching out in your twenty two foot long bedroom and semi-open plan living area, with lovingly preserved vintage floorboards running underfoot throughout and a gorgeous exposed brick hearth. Dual aspect, with a large bay window to the front and pleasant garden view to the rear - it's a truly flexible space.

Speaking of your garden, it's an enviably lengthy stretch of lawn, ending in mature foliage. A little green fingered attention out here will pay dividends. Back inside and your kitchen has more vintage floorboards underfoot, matched with a smart white suite of fitted cabinets topped with granite effect countertops and featuring a handy dining nook. Finally your bathroom's a surprisingly spacious affair, with a corner bath and separate shower cubicle. There's even a bidet.

Outside, our increasingly popular social hub of Winchelsea Road is well worth the fifteen minute walk. Under these railway arches you'll find the likes of The Wanstead Tap - a bar, craft beer shop and performance space. There's also the delightful Burgess & Hall wine bar, the much-loved Arch Rivals restaurant and the modestly-named Pretty Decent Beer Company.

