Settle







Sylvan Road

Wanstead, London, E11 1QN

£2,600 Per month

3 2 1 C

Floor Plan



Settle

Sylvan Road

Approximate Gross Internal Area
Ground Floor = 88.2 sq m / 950 sq ft
First Floor = 48.3 sq m / 520 sq ft
Total = 136.5 sq m / 1470 sq ft

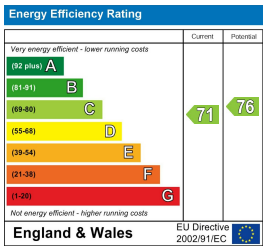
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

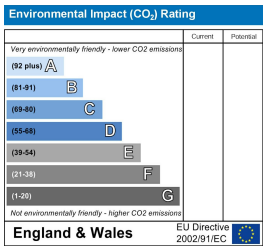
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Area Map



Energy Efficiency Graph





Viewing

Please contact our Settle Office
on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedroom Split Level Flat
- Snaresbrook/Wanstead Location and Close Proximity To Epping Forest
- Recently Redecorated
- Well Presented
- Unfurnished
- Available From Early October
- Shared Garden
- EPC Rating C
- Council Tax Band C
- 136.5 Sq M - 1470 Sq Ft



Spacious Three Bedroom Split-Level Flat with Shared Garden

This generously proportioned three-bedroom split-level flat offers versatile accommodation arranged over two levels, together with access to a shared rear garden. Upon entering on the ground floor, you are welcomed by two spacious bedrooms, a family bathroom, and an expansive living room providing an excellent space for both relaxing and entertaining. The property also benefits from a fully fitted kitchen, which provides direct access to the rear paved garden, offering a convenient extension of the living space during the warmer months.

The lower-ground level provides a further large bedroom, complete with direct access to the garden, along with a second bathroom and ample storage space. This additional level provides a degree of separation from the main living areas and offers flexibility for families, guests, or those working from home. With its generous room sizes, two bathrooms, substantial storage, versatile split-level layout, and access to a shared rear garden, this property offers well-balanced and practical accommodation ideal for modern family living.

Note: Due to Property Licensing restrictions with Redbridge Council we can only accept a maximum of two households for this property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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