



TOTAL APPROX. FLOOR AREA 423 SQ.FT. (39.3 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	

 **High Street Wanstead, Wanstead**
£1,350 Per Month
1 bed, Apartment



➤ **Features**

- One bedroom
- Second floor
- Juliet balcony
- Available now
- Bosch appliances
- New build

A one bedroom apartment in the heart of Wanstead, one of East London's most picturesque villages. Immaculately finished to the highest standards from top to bottom and with fast, direct transport links to the City right across the road, this is the ideal apartment for a professional or couple.

Set on the second floor of a brand-new, purpose built complex, you have a spacious, 250 square foot lounge/diner, a full complement of Smeg kitchen appliances and Italian-designer fixtures and fittings throughout.



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➤➤ IF YOU LIVED HERE...

You'll be in the heart of Wanstead, a highly sought-after East London neighbourhood with a wide range of open green spaces. The Green is just across the road, you have Wanstead park further down the High Street and Epping Forest, featuring the open blue spaces of Eagle Pond and Hollow Pond, is just a couple of minutes walk away.

Inside there are engineered floorboards underfoot throughout and loving attention to detail evident on every surface, from the stainless steel plug sockets to the flawless bathroom fittings. Rooms are bright and spacious, with views over Wanstead's greenery and the complex's courtyard.

Just across the road is Wanstead underground station for direct access to the City and West End via the Central line. Liverpool Street is just 31 minutes away, Tottenham Court Road is 37. There're also plenty of local entertainment options, with a broad range of excellent gastropubs and restaurants all along the High Street.

WHAT ELSE?

- For your new local we'd recommend The Manor House, an amazing gastropub just a half mile down the High Street.
- There's plenty of fitted storage in the master bedroom.
- On sunny afternoons, we can't think of anything nicer than taking a stroll to Hollow Pond and renting a row boat.

