

Total Area: 50.4 m<sup>2</sup> ... 542 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.

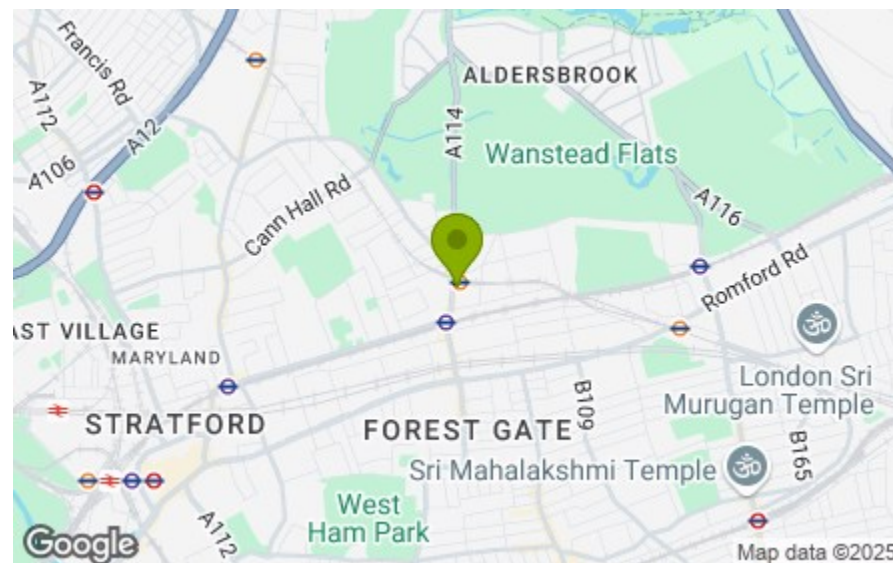
Reception Room  
 24'6" x 10'5"

Bedroom  
 11'4" x 11'2"

Shower Room  
 7'4" x 6'6"

Hallway

Balcony  
 10'7" x 4'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		83	83
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## EMILY DUNCAN PLACE, LONDON

£1,500 Per Month  
 1 Bed Flat



### Features:

- One Bedroom Flat
- Open Plan Kitchen/Lounge
- Newly Renovated
- Spacious Shower Room
- Secure Entrance
- Private Balcony
- Lift Access
- Seconds to Wanstead Park Station
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

A beautifully stylish, one bedroom, first floor apartment with an enormous, open plan kitchen, lounge and diner, plus West facing balcony. Just a few minutes away from Wanstead Heath and the vibrant nightlife of Winchelsea Road.

You'll be living next door to Wanstead Park station, giving you instant access to Suffragette line Overground trains. From here, it's only a seven minute ride to Blackhorse Road, for a quick swap to the Victoria line.

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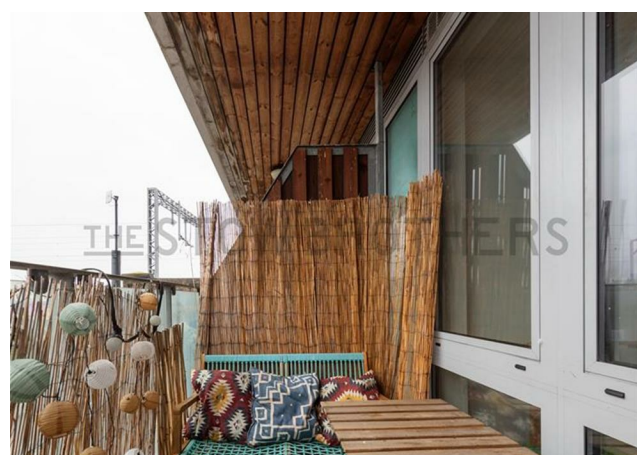
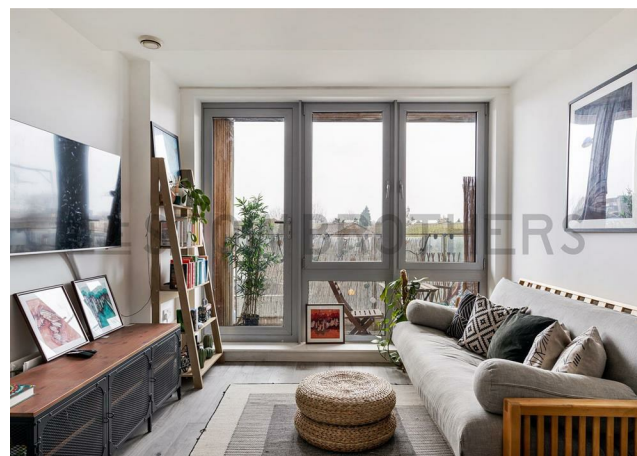
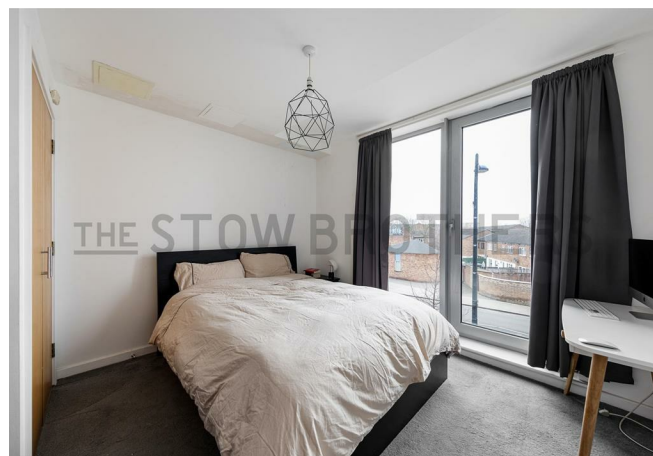
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#### IF YOU LIVED HERE...

Stepping through the front door of your apartment, you'll turn right into a huge, 250 square foot, open plan kitchen, lounge and diner. Pale grey, engineered hardwood runs underfoot and pristine white cabinets with glossy metro tilework line the walls of your kitchen. It's all bathed in natural daylight from a set of wide windows and a patio door, which leads onto your West facing, decked balcony. The perfect spot for taking in the sunset with a chilled glass of wine and looking out over the neighbouring rooftops.

Back in your entrance hall you'll pass two large storage cupboards, before arriving in your generous double bedroom. In here, soft smoky carpet runs across the floor and a large, floor to ceiling window illuminates the space. There's also a bespoke set of twin wardrobes for all your clothes and personal belongings. Your stylish bathroom completes the living arrangements, with a

monochrome colour scheme, concealed cistern, statement vessel sink and a rainfall, stroll in shower.

Globe Lounge Coffee is only a minute from your apartment building, where you can enjoy speciality coffee and delicious small plates at this high end Shisha lounge. If you're looking for more traditional pub vibes then your new local, the Forest Tavern is just a few minutes further. This friendly gastropub runs a great selection of events, ranging from pub quizzes to live music and sports screenings. For long walks across Wanstead Flats, it's only four minutes on foot to the Capel Road entrance. We'd recommend taking the scenic, circular footpath around Jubilee Pond or heading West to walk around Alexandra Lake.



#### WHAT ELSE?

- Forest Gate station is an easy four minute stroll away, where the efficient Elizabeth line provides speedy, direct connections to Stratford, Liverpool Street and Heathrow Airport.
- The Wild Goose Bakery, tucked under arches on Winchelsea Road, is a great place to get your freshly baked loaves or to sit in with a speciality coffee and a South African inspired sweet treat.
- Craft beer enthusiasts should continue along the railway arches to Wanstead Tap, and wine lovers will be delighted with the selection of fine wines at Joyau bar, which sits next door.

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