



Lounge  
17'8" x 12'5"

Kitchen  
9'10" x 9'2"

Bedroom  
13'9" x 10'5"

Bathroom  
8'6" x 6'6"

Storage

TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.5 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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## BRADING CRESCENT, LONDON

£1,400 Per Calendar Month  
 1 Bed Flat



### Features:

- One Bedroom Flat
- Very Spacious
- Modern Decor
- Separate Kitchen
- Original Wooden Flooring
- Period Features
- Seconds Away from Wanstead Flats
- Off Street Parking (first come first serve)
- Communal Gardens
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

This immaculately presented, modern one bedroom apartment is full of beautiful original features. You're surrounded by tranquil communal gardens and green natural spaces, and you also have great transport links to London and Heathrow Airport.

Just a mile from your door you'll find Manor Park station and the swift Elizabeth line, providing direct sixteen minute connections to Liverpool Street and fifty seven minute runs to Heathrow Airport.

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 0203 397 2222



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(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		63	75
EU Directive 2002/91/EC			

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#### IF YOU LIVED HERE...

Definitely take a moment to appreciate the impressive period frontage of your classic new development and its communal gardens, before stepping into your own entrance hall. Immaculate, original, herringbone timber flooring runs underfoot throughout your lounge and kitchen. The latter's a stylish affair home to elegant stainless steel integrated appliances, including a unique curved extractor hood, plus chequerboard splashbacks and chunky wooden countertops.

Through in the living room a black granite hearth takes centre stage and two large windows bathe the room in natural light. Your bathroom is home to brickwork tiling, a free standing

double ended tub with rainfall shower, and a vintage white suite. Your generous double bedroom completes the set up, with lovingly restored pale timber floorboards, two more huge bright windows and featuring more of that brickwork tiling.

The location of this apartment is really something special and rare to find in the City, with Wanstead Flats and Wanstead Park encircling the perimeter of your residential area. There are so many footpaths and cycle paths to explore straight from your front door. Just to the North, near The Basin, you'll find lawn and clay tennis clubs and Wanstead Cricket Club. To the West, there are the luscious lakes and meadows of Wanstead Park and to the South and East you have the vast grasslands of Wanstead Flats.



#### WHAT ELSE?

- Almost as close as Manor Park, Wanstead station is just over a mile from your home. From here, you have Central line tube services to Leyton, Stratford, Liverpool Street and Oxford Circus.
- A twenty minute stroll across Wanstead Flats brings you to High Road Leytonstone, where there's a whole host of great eating and drinking establishments.
- Also on High Road Leytonstone, we'd recommend filling up on groceries and craft beers at the Stone Mini Market. This store is full of sustainably sourced produce to take home.

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