

Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	63 81
(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	



## EAGLE COURT, LONDON

£1,950 Per Calendar Month  
 2 Bed Flat



### Features:

- 2 Double Bedrooms
- High Ceilings
- Herringbone Wood Floor Throughout
- Spacious Lounge/Diner
- Stylish Modern Bathroom
- Neutral Kitchen
- On-Street Parking
- Close to Snaresbrook Underground Station
- Short Walking Distance to Wanstead High Street

A majestic, high ceilinged, two double bedroom apartment, sat in a striking period building with plenty of space and a quality finish throughout. You're perfectly located for vibrant Wanstead High Street and Snaresbrook Central line station.

Snaresbrook station is a mere eight minute stroll from your front door, where rapid Central line trains take you through to Liverpool Street in sixteen minutes. Or you can ride a few stops further for Oxford Circus and Shepherd's Bush.

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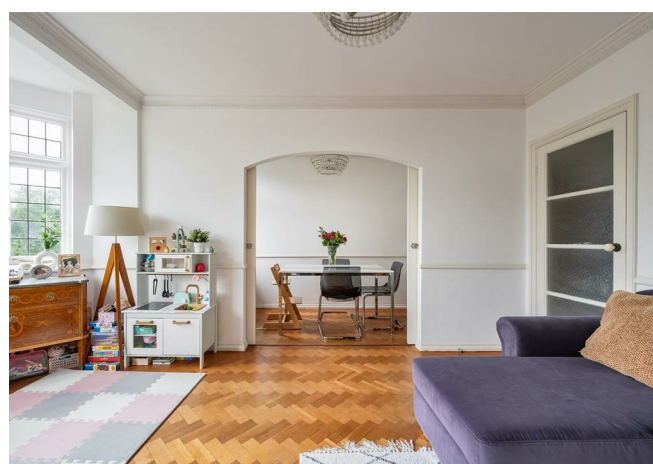
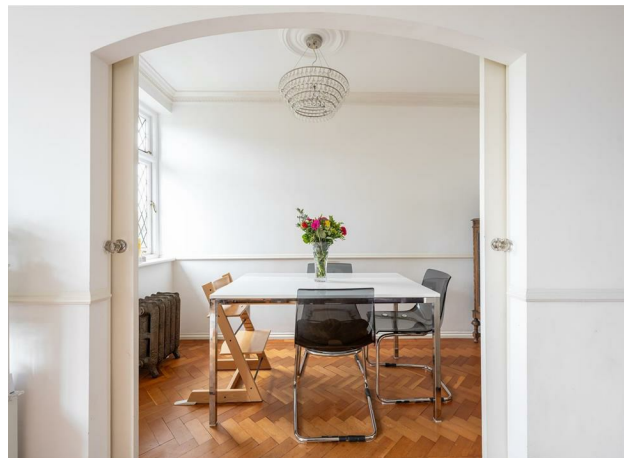
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IF YOU LIVED HERE...

Step inside for beautiful herringbone timber flooring, running down your hall into both double bedrooms, as well as your large open plan living and dining room. In here, you have an abundance of natural light from the large bay window, and an elegant stone clad fireplace keeps you warm on winter evenings. Sliding partition doors screen your dining area, should you wish, or you can open them up to maximise on this impressive, 260 square foot, entertaining space.

Across the hall you'll find your stylish kitchen has a country cottage feel, with neutral tones, sleek integrated appliances and a glorious Belfast sink. Your sumptuous principle bedroom has a recessed arch framing the bed, discreet built in

wardrobes and 200 square feet of floor space. Your second double sleeper is also generously proportioned, and the luxurious bathroom completes your living arrangements with painted brick walls, mosaic flooring, a free standing double ended tub and a large stroll in rainfall shower.

Your new local will be The Duke on Nightingale Lane, voted Time Out's favourite pub in Leyton, Leytonstone and Wanstead in 2016. You're sure to find a great selection of craft beers, delicious food and fantastic live music. For outdoor adventures, Eagle Pond is just a ten minute walk from your new home. Carry on along one of the scenic footpaths to reach much loved Hollow Ponds, where you can hire a row boat and take in the views from a fresh perspective.



WHAT ELSE?

- Ark Fish Restaurant, just a five minute walk away on Hermon Hill, is well worth a visit to try their lovingly prepared fresh daily catches in sophisticated surroundings.
- Down on the High Street, just opposite Memorial Green, you'll find a small cluster of taprooms, restaurants and bars. We'd recommend Daygustation Wines, where you can sample taster tubes to help you choose the right bottle.
- It's just a three minute drive to Woodford Roundabout, connecting you with the North Circular motorway or taking you all the way out to the East coast.

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**Reception Room**

16'9" x 12'5"

**Bathroom**

10'2" x 6'5"

**Dining Room**

11'1" x 5'4"

**Kitchen**

10'2" x 8'10"

**Bedroom**

16'10" x 12'7"

**Bedroom**

13'3" x 10'9"



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