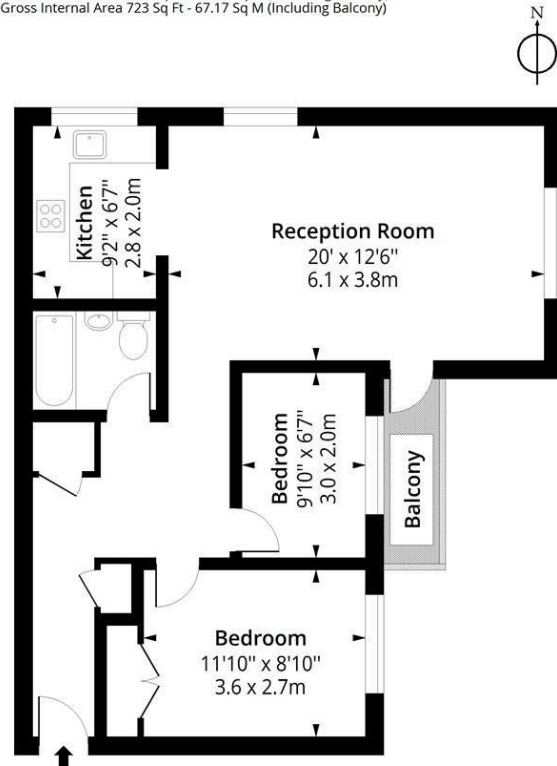


## Malcolm Way

Approx. Gross Internal Area 694 Sq Ft - 64.47 Sq M (Excluding Balcony)  
 Approx. Gross Internal Area 723 Sq Ft - 67.17 Sq M (Including Balcony)



Reception Room  
 20'0" x 12'5"

Kitchen  
 9'2" x 6'6"

Bedroom  
 9'10" x 6'6"

Bathroom

Bedroom  
 11'9" x 8'10"

### Second Floor

Floor Area 694 Sq Ft - 64.47 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. [ipaplus.com](http://ipaplus.com)



## MALCOLM WAY, WANSTEAD £1,600 Per Calendar Month 2 Bed Apartment - Purpose Built



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		53	68
EU Directive 2002/91/EC			

### Features:

- Spacious Lounge
- Modern Kitchen
- Stylish Decor Throughout
- Private Balcony
- Close to Snaresbrook Underground Station
- Includes Garage for Storage
- 12 Month Tenancy +
- Off Wanstead High Street
- Street Parking
- Holding Deposit: equivalent to one week's rent capped at £400

A marvellously modern and impeccably finished second-floor two-bedroom apartment with balcony arranged over one convenient level. Situated 130 yards from the big-name brands and independent shops of the High Street and just a three minute walk from Snaresbrook tube station on the speedy Central Line. For lovers of nature, you're situated close to the picturesque Eagle Pond as well as Hollow Ponds where you can hire a boat and float your cares away for an afternoon.

REQUEST A VIEWING  
 0203 397 2222

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

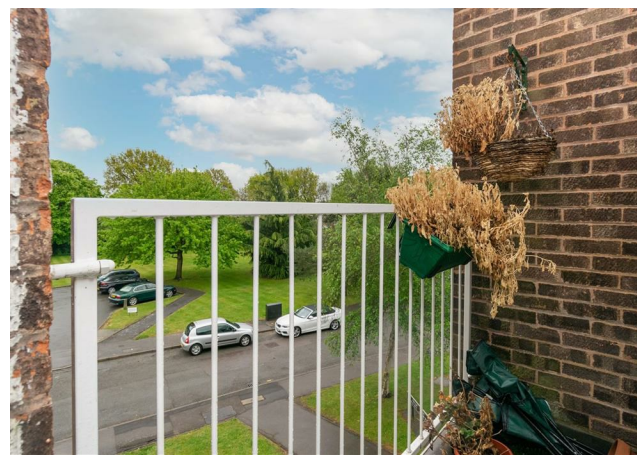
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#### IF YOU LIVED HERE...

You'll be eager to get started on making this fantastic space your new 640 square foot home. Your 245 square foot reception room is a genuinely incredible space with brilliant white walls, stylish Amtico flooring and high ceilings, all illuminated by the luscious light from your large windows and the doors to your brilliant balcony where you can enjoy morning coffee or evening drinks with friends.

Your kitchen is immaculately presented with integrated appliances, pristine white cabinets and sumptuous wood-effect work surfaces while your bathroom is sparkling with superb fixtures and fittings including a brilliant bathtub and chic stone-effect wall tiles. Your bedrooms are cosily carpeted, with your master bedroom a spacious 115 square feet, finished in tranquil tones. You're situated in a handsome brick-fronted building in a very special location. Some of the most picturesque landscapes in east London are right on your doorstep. Nearby Hollow Ponds

was immortalised in song by none other than Blur's Damon Albarn and one visit makes it easy to see why, with a large population of ducks and swans plus you can buy refreshments such as tea, coffee and ice cream from the boathouse.

#### WHAT ELSE?

- Bombetta London is stylish restaurant with rave reviews serving traditional Italian food and cocktails, just three-minute walk from your front door.
- The Cuckfield is a locally loved historic pub with beer garden and delicious Sunday roasts.
- There are thirteen schools within a mile of your home, three of which are rated 'Outstanding' by Ofsted including Nightingale Primary School on nearby Ashbourne Avenue.



#### A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 BRANCH MANAGER

REQUEST A VIEWING  
0203 397 2222

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