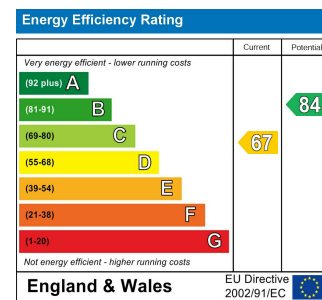
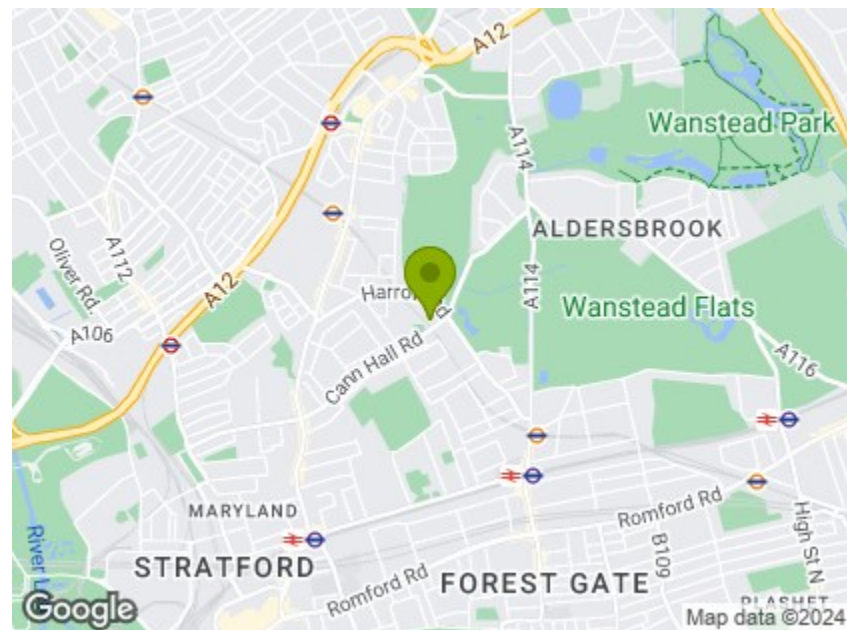




Total Area: 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## COBBOLD ROAD, LONDON £3,000 Per Calendar Month 3 Bed House - Mid Terrace



### Features:

- Stylish Three Bedroom Terraced House
- Herringbone Floors
- Private Garden
- Two Reception Rooms
- Spacious Kitchen Diner
- Utility Room
- Seconds Away from Wanstead Flats
- 12 Months Tenancy +
- Permit Only Parking

A remarkably stylish and artfully arranged, three bedroom family terrace, just a few footsteps from Wanstead Flats. Design & decor is incredibly striking, and you have a whole host of independent bars and restaurants within easy reach.

Brimming with vintage features and modern designer flourishes alike, your interior is utterly impeccable throughout.

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 0203 369 6444

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 0203 397 9797

**E18 & IG8**  
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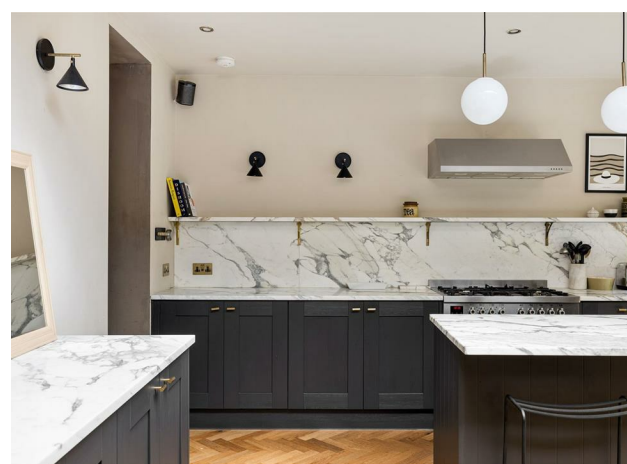
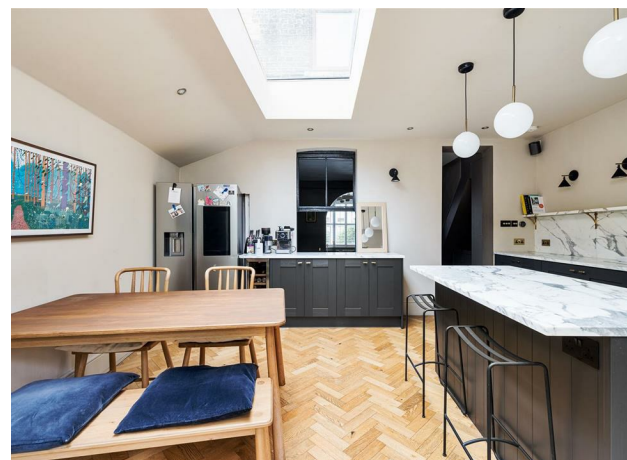
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#### IF YOU LIVED HERE...

Step past the handsome frontage to start exploring your impeccable, uniquely open plan ground floor. Lovingly restored original timber flooring runs underfoot, and to the front you have a gorgeous exposed brick chimney breast, vintage ebony wood burner and tranquil pastel green colour scheme. Reception two, 175 square feet of versatile space with plenty of bespoke downstairs storage, is finished in smoky industrial concrete. It all opens up and looks through to your kitchen/diner, where that charming vintage flooring gives way to sleek immaculate blonde herringbone

In here you have a substantial suite of deep Royal Blue cabinets, topped with covetable marbled work surfaces and matching splashbacks. Everything's flooded with natural light thanks to a rear wall of bifolding patio doors and a large skylight, while a handsome breakfast bar takes centre stage below pendulum lighting. A handy utility room completes the ground floor, while

upstairs there's another exposed brick chimney breast in your principal bedroom and more original flooring throughout. Finally, your family bathroom features a freestanding tub and dedicated rainfall shower with brass fittings.

Outside and, as noted, you're barely two minutes on foot from Wanstead Flats, once the favoured playground of Tudor Kings and Queens and still some of the wildest, wide open green space for miles around. Perfect for morning runs and evening strolls, and right on your doorstep. Closer still is your new local, The Rookwood Village gastropub, barely a minute away for real ales, great decor and a lovely beer garden. Explore Winchelsea Road and the borders of Wanstead Flats for still more wining and dining establishments.



#### WHAT ELSE?

- ?- Leyton High Road overground is just fifteen minutes on foot for the Gospel Oak to Barking Riverside line. Check under the arches here for Gravity Well Taproom and Burnt Smokehouse.
- Don't forget your garden, throw back those bifolding doors for a lush length of lawn ending in a raised timber deck, all secluded by ivy festooned fencing.
- Leytonstone tube is around twenty minutes on foot (or seven by bike) for the Central line and fast, regular, direct connections to the City and West End.

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**Reception Room**

9'10" x 12'10"

**Reception Room**

15'6" x 10'9"

**Kitchen/Diner**

15'11" x 14'11"

**Bedroom**

13'1" x 10'11"



**Bedroom**

8'1" x 7'11"

**Bedroom**

6'8" x 12'4"

**Bathroom**

4'11" x 13'5"

**Storage**

**Utility Room**



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