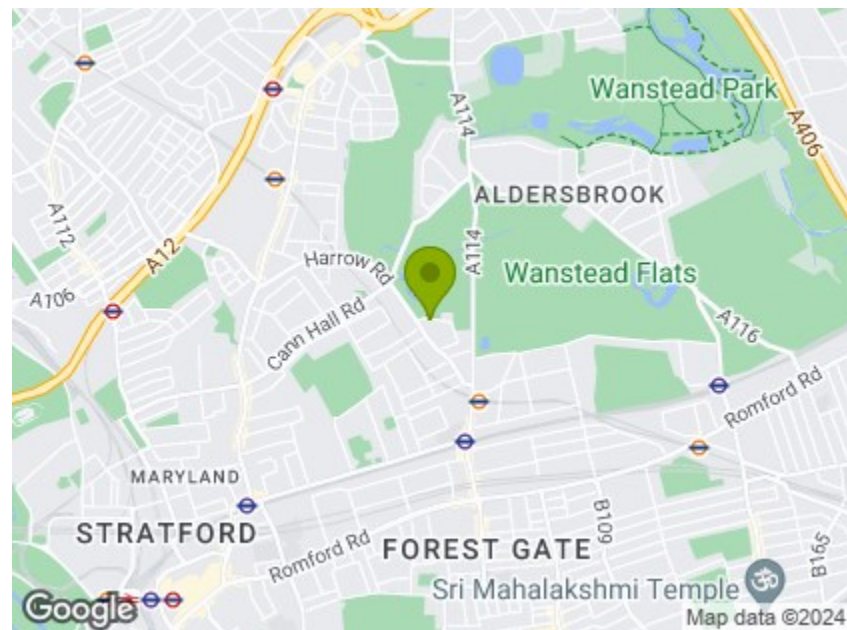


Ground Floor

Total Area: 67.5 m² ... 726 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SIDNEY ROAD, LONDON

£2,000 Per Calendar Month
 1 Bed House



Features:

- Beautiful One Bedroom House
- Study Area
- Separate Kitchen
- Incredibly Spacious
- Thoughtfully Designed
- Wanstead Flat Views
- Gated Entrance
- Off Street Parking
- 12 Months Tenancy +

A flawless one-of-a-kind find, this sizeable one bedroom ground floor apartment sits just across the road from Wanstead Flats. But with sublime architectural flourishes throughout and a south-facing courtyard garden, you won't want to leave.

When you do, the most epic of front gardens is right outside. You can be at Jubilee Pond three minutes after stepping out your front door - stroll there armed with oats, rice or some defrosted peas and a gathering of feathery friends will soon stop to take a gander.

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 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

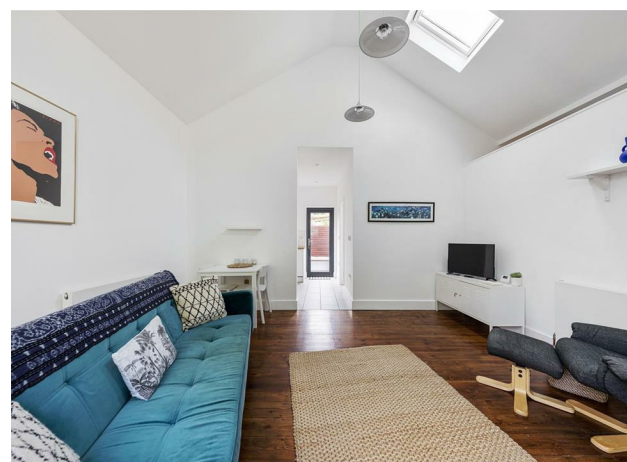
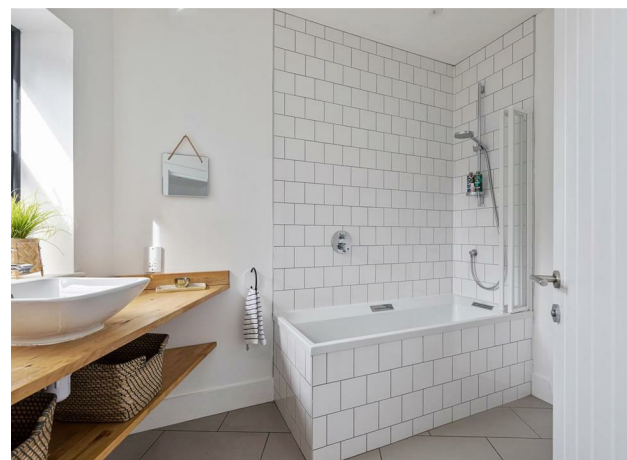
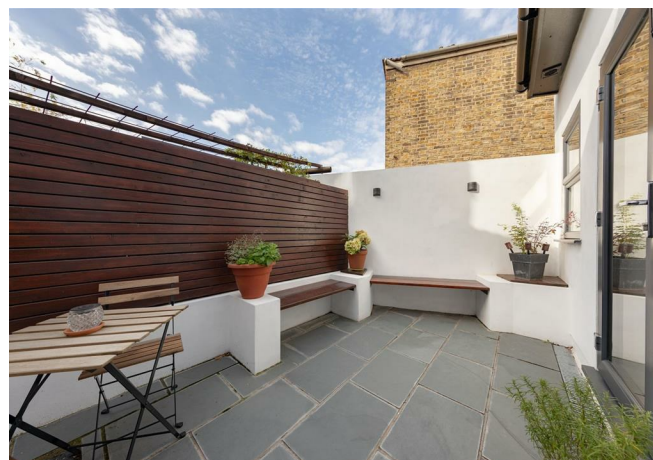
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

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IF YOU LIVED HERE...

You'll be stepping through your very own private gated entrance, past a lush canopy of foliage and on into your 205 square foot lounge/diner. It's all beautifully illuminated thanks to twin skylights and a picture window, expertly framing leafy views over the Flats. Walnut-toned floorboards flow underfoot and as your eyeline traces that vaulted ceiling you'll catch sight of your separate study, another sublime, skylit space that's home to a wealth of storage.

It's all beautifully bespoke. Next door and the kitchen's decked out in a seamless suite of white cabinets, timber countertops and a view over your rear garden. Speaking of which, open the door here for your south-facing courtyard - it's neatly paved

with a choice of seating spots and an al fresco dining area. Low maintenance, but easy to brighten with pots and fragrant climbing plants.

Back inside and next up is the bathroom. In here a vessel sink sits upon shelving, there's a cisternless WC, and a rainfall shower over the gleaming tiled tub with matching surround. Lastly, head to the front of the abode for your genuinely huge 200 square foot bedroom. With lovely leafy views from both aspects, pristine white walls and comfy carpet, this is a sleeper to fall in love with.



WHAT ELSE?

- The Holly Tree is your new local. This Dames Road institution serves up sweet potato falafel balls, roast beef and horseradish Yorkshires and plenty more besides. One minute away.
- Or get to know the locals at Pretty Decent Beer Co, tucked into the Winchelsea Road arches. Look out for visiting chefs every month and sample their exquisite 'I Could Get Better At T*sco For A Quid' pale ale.
- The 58 and 308 bus routes run from around the corner and serve a whole host of destinations across the capital. Wanstead Park station's eight minutes on foot for the Overground, and Forest Gate station just half a mile away for the smoothest of shuttles courtesy of the Elizabeth line.

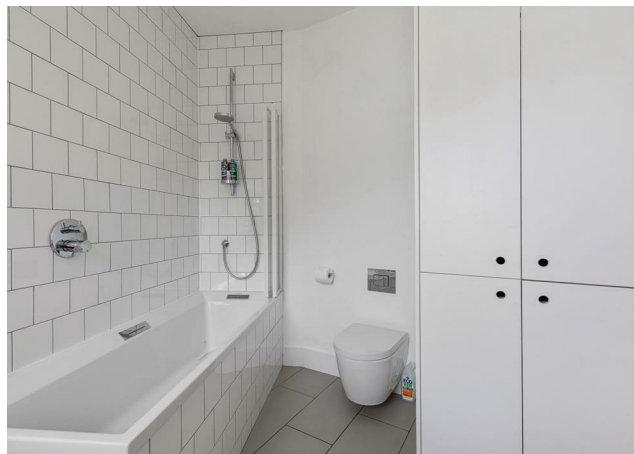
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