

WADLEY ROAD, LONDON £1,350 Per Calendar Month 1 Bed Flat

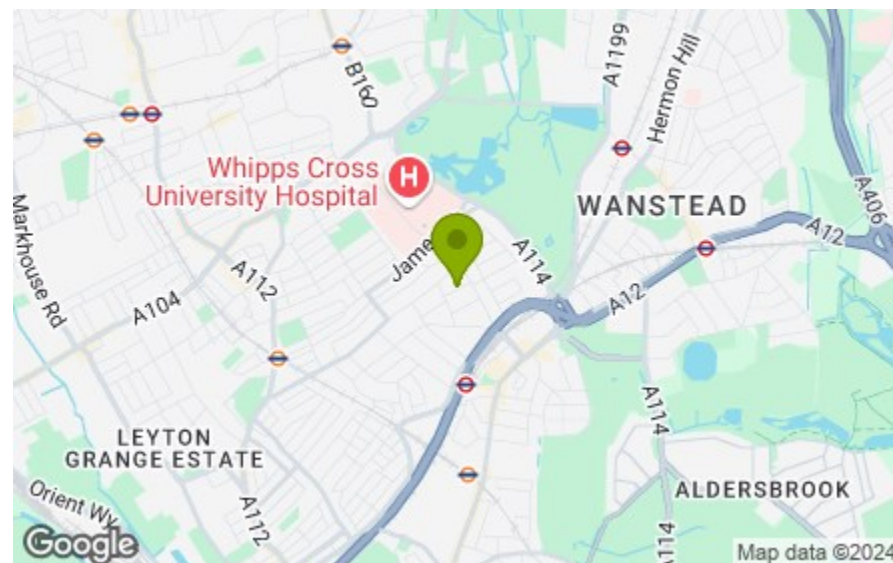


Features:

- One Bedroom
- Ground Floor
- Separate Kitchen
- Newly Decorated
- Private Garden
- Permit Only Parking
- 12 Month Tenancy +
- Holding Deposit: equivalent to one week's rent capped at £400

A charming and freshly finished one bedroom apartment, on the ground floor of a substantial Victorian terrace, just a short stroll from Leytonstone tube. Your rear garden's lush and rich with foliage, and Epping Forest lies within easy reach.

You have resident's permit parking here, and drivers can be on the arterial North Circular in around ten minutes.



| 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 | | 66 | 75 |
| | | EU Directive 2002/91/EC | |

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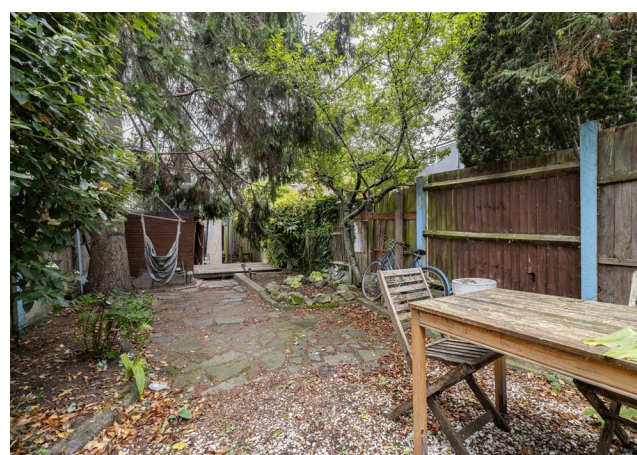
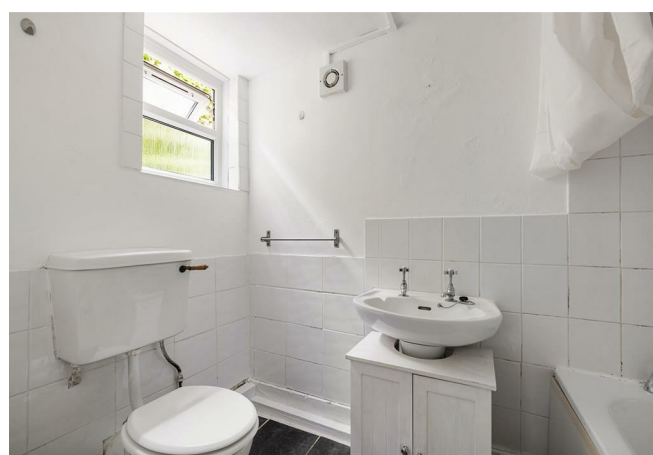
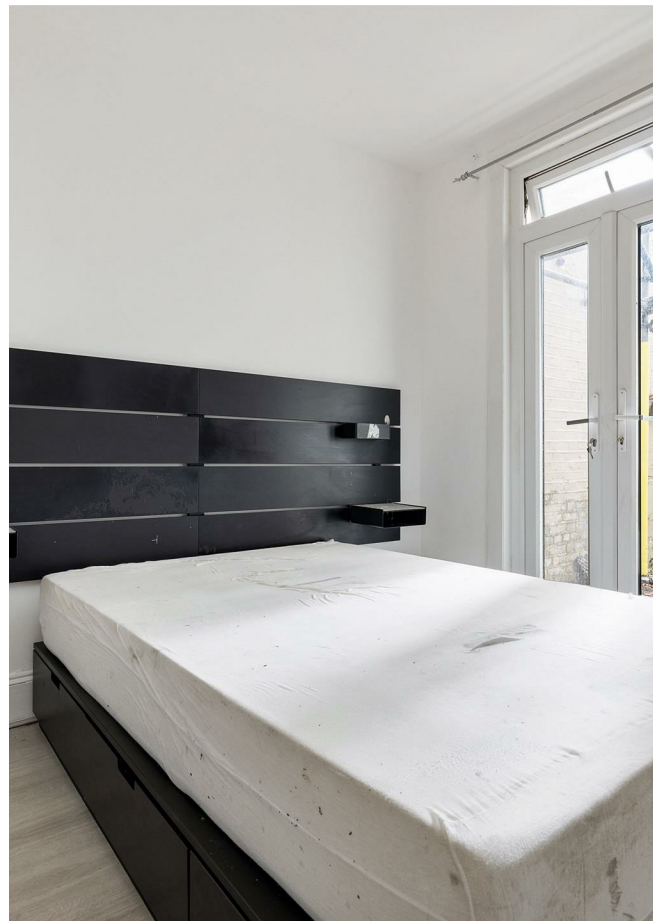
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IF YOU LIVED HERE...

You'll step into your front reception, 130 square feet, all nice and naturally bright courtesy of that large bay window. Freshly finished in a simple, clean white colour scheme, smoky grey hardwood runs underfoot. Next door your bedroom's similarly sized and styled, with floor to ceiling wardrobes sitting across from patio doors leading directly out to your rear garden. We'll get out there shortly.

To the rear your kitchen's a sleek fourteen foot deep, with twin flanks of pine style worktops and smart white cabinets, with shiny slate tilework running underfoot in between, and a full complement of appliances. Your bathroom completes

things to the rear, with a classic white suite and slate style vinyl underfoot. You can get out to your garden here too, for a lengthy mix of patio and lawn, secluded by timber fencing and screening greenery, and ending in a raised deck with some handy extra storage.

Outside and, as noted, Leytonstone tube is less than a half mile on foot. From here the Central line will whisk you to Liverpool Street in around fifteen minutes for a door to door City commute of well under half an hour. Closer to home, Leytonstone High Road is just past the station for a wide range of day to day amenities, shops, bars and restaurants. Try much-loved Homies On Donkeys for the best tacos this side of the Atlantic.



WHAT ELSE?

- The endless greenery of Epping Forest starts just eight minutes from your new front door. Great for morning runs and evening strolls. Explore a little further for Hollow Ponds, where you can hire row boats and explore the waterways with friendly ducks.
- Heading to the West End? Tottenham Court Road is just a few stops and nine minutes further along the Central line.
- The Sir Alfred Hitchcock hotel, just ten minutes' walk away, is the perfect spot to enjoy a drink while you watch the sun go down over the trees.

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