

Kitchen / Reception Room  
20'0"x 11'1"

Bedroom  
16'6" x 11'0"

Bathroom  
7'8" x 4'10"

Total Area: 47.6 m² ... 513 ft²  
All measurements are approximate and for display purposes only.



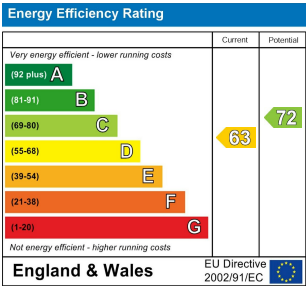
VICTORY ROAD, LONDON  
£1,250 Per Calendar Month  
1 Bed Flat



Features:

A stylish one bedroom maisonette, sat atop a beautifully converted Victorian hospital. You've easy access to nightlife and coffee shops along Wanstead High Street and the lush green and blue spaces of Epping forest are also nearby.

You'll be through to the heart of London in thirty minutes door to door, via rapid Central line trains from nearby Snaresbrook station, with direct services to Liverpool Street taking just nineteen minutes.



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#### IF YOU LIVED HERE...

Step inside and you'll arrive in a spacious entrance hall with two handy built in cupboards. The whole storey is dedicated to your generous, 220 square foot, open plan kitchen and reception. At the opposite end, two bright windows offer treetop views and fill the room with natural light. The kitchen area comes with integrated oven, breakfast bar, smooth cream cabinets and plenty of handily arranged understairs storage.

The same blonde, engineered hardwood flooring from your reception room continues upstairs, in your principal bedroom – a spacious double of 175 square feet. Up here, an

art deco dormer porthole window lights up the room and there's a modern en suite bathroom, strikingly finished in white glossy tiles and crisp paintwork, with a chrome mixer shower over the bathtub.

Your new local, The Duke Wanstead, is only an eight minute walk from your new home. This friendly gastropub serves hearty Sunday roasts, has a sheltered outdoor seating area and was voted one of Time Out's favourite pubs in 2016. More nightlife, restaurants and cafes can be found just a few minutes further along the High Street, We'd particularly recommend Bare Brew for tasty craft beers, Daygustation for refined cheese and wine tasting, and Provender for exquisite, authentic French cuisine.



#### WHAT ELSE?

- The Snaresbrook Road entrance to Leyton Flats is a fourteen minute walk away. From here, you can wander around Eagle Pond and explore your way across to Hollow Ponds, where there are row boats for hire and a cosy lakeside diner.
- A seven minute stroll brings you to Ark Fish Restaurant, where you can dine on sumptuous plates made with fresh 'catch of the day' fish from Billingsgate Market.
- It's hard to overstate how sumptuous your landmark new building is, with copious original moulding, handsome red brick and elegant gables.

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