

First Floor

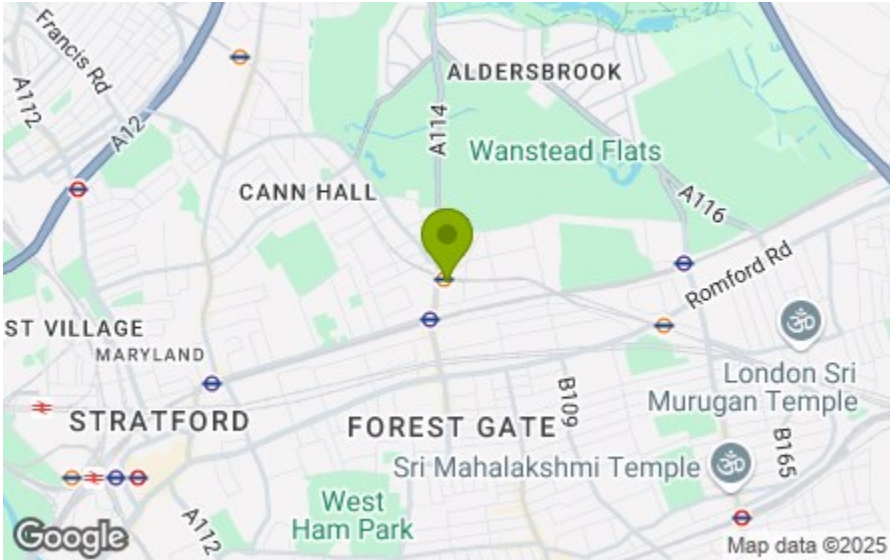
Total Area: 52.8 m² ... 569 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Reception Room
10'8" x 25'2"

Balcony

Bedroom
8'10" x 17'7"

Bathroom
6'5" x 7'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



EMILY DUNCAN PLACE, FOREST GATE

£1,500 Per Calendar Month
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Open Plan Kitchen/Lounge
- Wood Floors
- Private Balcony
- Modern Decor
- Secure Entrance
- Lift Access
- Seconds to Wanstead Park Station
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

A smartly finished, impressively spacious one bedroom second floor apartment with private balcony. With stylish, neutral decor throughout, this flat is enviably located next door to Wanstead Park Overground Station and just a stones throw from Forest Gate station, benefitting from Crossrail.

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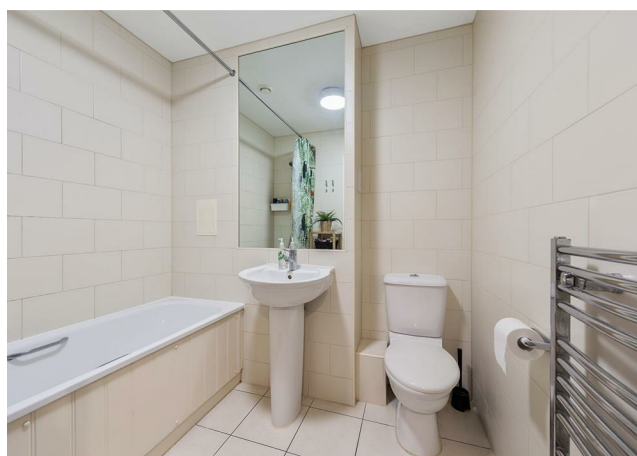
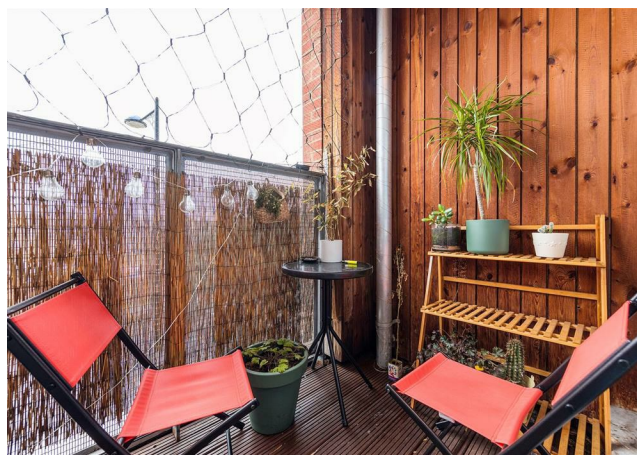
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IF YOU LIVED HERE

You'll be welcoming friends and family into your 270 square foot open plan kitchen/lounge, with the kitchen area artfully placed at one end of the living space. Here you are met with a beige suite of fitted cabinets, black/grey counters complimenting full walls of white metro tiling and a full accompaniment of appliances.

Wood floors underfoot flow through the living space, getting plenty of natural light thanks to the glass double doors leading on to a private balcony, offering a section of invaluable outside space. Elsewhere, your master bedroom's a solid double of 140 square feet, home to one of the built-in wardrobes. Opposite is the family bathroom with a modern white suite.

Outside and Forest Gate overground station is just a short walk on foot. From here you can get directly to Liverpool Street in just eleven minutes. With the arrival of Crossrail expect journey

times to decrease still further and the addition of direct, nineteen minute runs to Bond Street, putting both the City and West End less than half an hour away, door to door.

WHAT ELSE?

- Winchelsea Road is just around the corner, home to some wonderful eating and drinking establishments, from The Wanstead Tap beer shop and bar, to the Arch Rivals Restaurant and the Burgess & Hall wine bar.
- Local schools are largely excellent, you have twenty three within a one mile radius, all rated 'Good' or better by Ofsted and including the 'Outstanding' Forest Gate Community School, just five minute's walk away.
- Wanstead Flats, some of the most wide open space for miles around and used for cattle grazing as recently as 1996, is less than five minutes walk. Perfect for morning jogs and evening strolls.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Burgess & Hall Wines (Roz and Paul there really know their grapes!). Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

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