

For Illustration Purposes Only - Not To Scale
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |



MALCOLM WAY, LONDON
£1,700 Per Calendar Month
2 Bed Flat



Features:

- Bright and Airy
- Neutral Decor Throughout
- Spacious Lounge
- Modern Kitchen
- Close to Snaresbrook Underground Station
- Private Balcony
- 12 Month Tenancy +
- Off Wanstead High Street
- Street Parking

A marvellously modern and impeccably finished second-floor two-bedroom apartment with balcony arranged over one convenient level. Situated 130 yards from the big-name brands and independent shops of the High Street and just a three minute walk from Snaresbrook tube station on the speedy Central Line. For lovers of nature, you're situated close to the picturesque Eagle Pond as well as Hollow Ponds where you can hire a boat and float your cares away for an afternoon.

REQUEST A VIEWING
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E4 & N17
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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

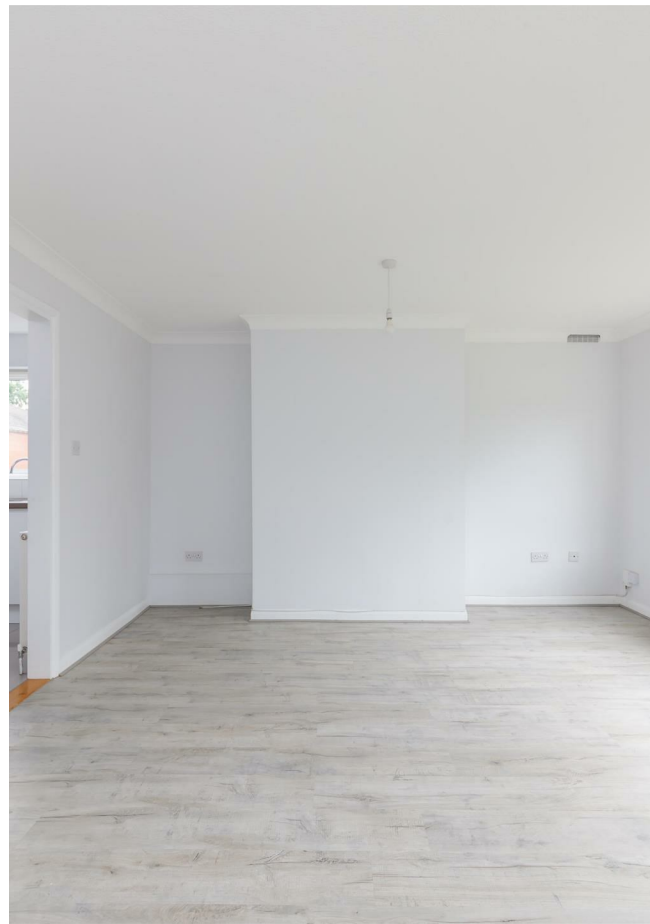
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IF YOU LIVED HERE...

You'll be eager to get started on making this fantastic space your new 640 square foot home. The existing minimalist Design & Decor means you're starting off with a blank canvas for your own personal style. Your 245 square foot reception room is a genuinely incredible space with brilliant white walls, stylish Amtico flooring and high ceilings, all illuminated by the luscious light from your large windows and the doors to your brilliant balcony where you can enjoy morning coffee or evening drinks with friends.?

Your kitchen is immaculately presented with integrated appliances, pristine white cabinets and sumptuous wood-effect work surfaces while your bathroom is sparkling with superb fixtures and fittings including a brilliant bathtub and

chic stone-effect wall tiles. Your bedrooms are cosily carpeted, with your master bedroom a spacious 115 square feet, finished in tranquil tones. ?You're situated in a handsome brick-fronted building in a very special location. Some of the most picturesque landscapes in east London are right on your doorstep. Nearby Hollow Ponds was immortalised in song by none other than Blur's Damon Albarn and one visit makes it it's easy to see why, with a large population of ducks and swans plus you can buy refreshments such as tea, coffee and ice cream from the boathouse.



WHAT ELSE?

- Your new local will be The Cuckfield, a welcoming traditional gastropub with a large outdoor seating area that's just minutes from your front door.
- For the best of French haute cuisine, enter the contemporary, exposed brick interior of Provender Restaurant and choose whichever culinary delights take your fancy.
- Wanstead station is only one minute further away than Snaresbrook, at the opposite end of the High Street. Also on the Central line and with a number of bus services running from the above ground interchange.

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