

HARPENDEN ROAD, ALDERSBROOK

£2,400 Per Calendar Month

4 Bed House - Terraced



Features:

- Four Bedroom House
- Reception Room
- Dining Room
- Spacious Kitchen Diner
- Well Maintained Garden
- Near Wanstead Park
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400
- Parking Permit Only

A stately and sizeable four bedroom period terrace with vintage features, leafy views and a gorgeous rear garden in Aldersbrook Estate. Here you're handy for Wanstead's superb transport links, enviable amenities and open natural environs.

Our highly-sought-after Aldersbrook Estate's well-preserved Edwardian housing is bounded by endlessly explorable green and blue space. Wanstead Flats lies to the south and Wanstead Park is a mere minute away northwards. Named after a small tributary of the River Roding - the Alders Brook - this is a friendly, close-knit neighbourhood.

REQUEST A VIEWING

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E4 & N17
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0203 369 6444

E17 & E10
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IF YOU LIVED HERE...

You'll be enjoying all the fine features of this sumptuously appointed family home. Your lounge comes in at 195 square feet with leafy views through that classic bay window, an elegant vintage fireplace and smooth hardwood floorboards. Walls are sage green for an interior nod to nature. Your 130 square foot dining room sits next door and is home to another beautiful fireplace. Sliding doors open the entire space up to the kitchen for a breakfast bar, characterful backsplash and smart grey units.

Open the doors here for a patio leading to an east-facing timber deck (ideal for morning coffee!) and a lush sixty foot lawn flanked by lovingly-tended beds bursting with rose bushes. Back inside and the ground floor's completed by a 100 square foot double bedroom and access to the seventy five square foot cellar. Upstairs and two more generous double bedrooms await, as well as a single ideal for a child or home working space. Lastly, the family bathroom

comes with a shower over the tub, a traditional white suite and yet more glorious green views.

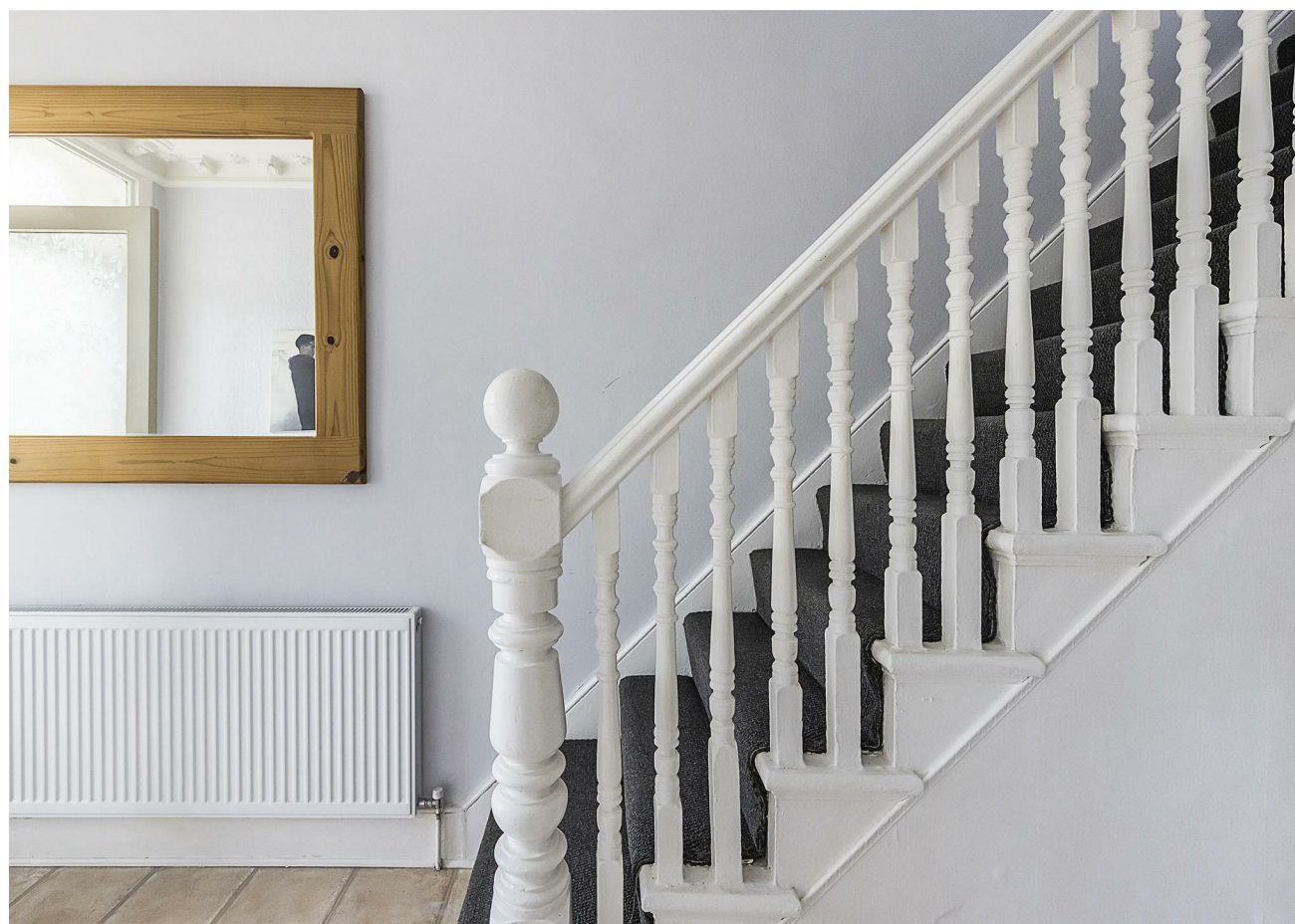
Outside and Manor Park station's a leafy nineteen minute walk or five minute cycle away for the brand new Elizabeth Line. Stratford, for Westfield Stratford City, East Village and the Queen Elizabeth Olympic Park, is just three stops away, while Liverpool Street's just five (or a fifteen minute run). From here you can be in Paddington just ten minutes later. Canary Wharf and Abbey Wood are a cinch, too - perfect for easy connections to Heathrow and Reading. Drivers have both an Esso garage and a Char.gy electric charging system within a three minute jaunt, plus the North Circular's a mere twelve minute drive.



WHAT ELSE?

- Parents will be pleased to know you have two primary schools in a one mile radius rated 'Outstanding' by Ofsted. Aldersbrook Primary is five minutes' walk.
- Contenders for your new home-from-home include Cafe in the Park, the newly refurbished Golden Fleece and the many offerings of go-to spot Winchelsea Road.
- Date night? Head north to Wanstead, it's bursting with places to tantalise the senses. Try the goat cheese, red onion, pine nut and green olive pizzette at Luppulo Pizza, the delicious crab roulade at French bistro Le Marmiton or a tagine at The Bull.

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Basement
18'0" x 4'11"

Bedroom
12'4" x 7'11"

Reception Room
15'2" x 12'7"

Bedroom
9'2" x 6'1"

Dining Room
13'6" x 9'7"

Bedroom
15'3" x 10'0"

Kitchen
17'5" x 11'9"

Bedroom
13'7" x 11'6"

Bathroom



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