

TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		



3 THE RISE, LONDON
£1,800 Per Calendar Month
2 Bed Flat



Features:

- 2 Bedroom Top Floor Flat
- Gated Development
- Designated Parking
- Double Glazed
- Security Entry System
- Moments from Snaresbrook Tube Station
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

An immaculately presented, impeccably located two bedroom apartment just moments from the bustling heart of Wanstead village, and yet adjacent to so much wild wide open green and blue spaces. It's all sat on the second floor of a modest period conversion, a gated development with off street parking.

Drivers can be on the North Circular in around five minutes, and you can walk to Snaresbrook station in 30 seconds, literally. From here, the central line will whisk you to Liverpool Street in fifteen minutes, putting The City inside twenty minutes away, door to door.

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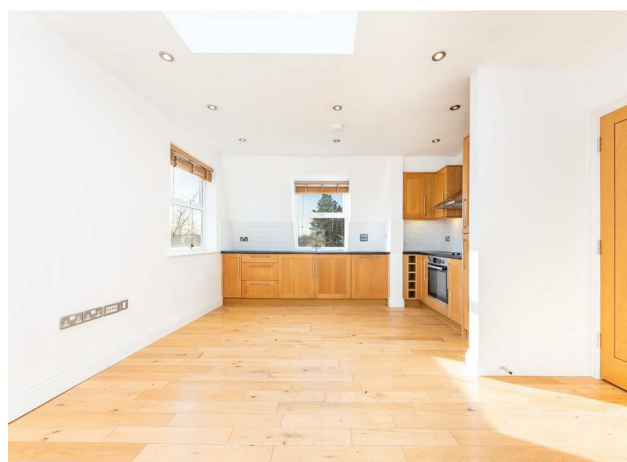
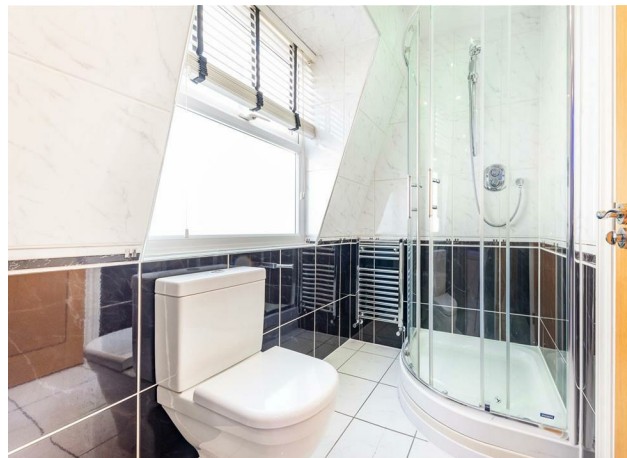
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IF YOU LIVED HERE...

You'll be relaxing amongst some truly outstanding Design & Decor – your 220 square foot lounge kitchen is a truly gorgeous, dual aspect, skylit space with broad blonde engineered hardwood underfoot, floods of natural light and a handsome pine kitchen suite with patchwork tiled splashbacks and integrated appliances.

Head into your master bedroom – a solid double of over 100 square feet – and things are every bit as stylish with more hardwood floors and a pair of dormer windows. Bedroom two's a very generous single of 96 square feet, smartly decked out in pale blue eggshell. Finally, the family bathroom's simply superbly elegant, with black and white marbled tiling from

floor to wall, a separate tub and dedicated shower cubicle.

Outside and Wanstead High Street is barely a few steps away. A brief stroll past the open green spaces flanking the heart of the village will bring you to a wealth of independent gastropubs, restaurants and cafes as well as a whole host of more esoteric establishments. From Robin's Pie and Mash to La Patisserie, from The Manor House to The Cuckfield, there's something for every mood and every taste just a short stroll from your front door.



WHAT ELSE???

- Fancy getting some nature under your feet? The green space of Epping Forest and the tranquil blue water of Eagle Pond are just moments away anytime you need a break from city life.
- You also have the West End at your fingertips, Snaresbrook tube will get you to Tottenham Court Road in twenty five minutes.

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