

## The Ridings, Snaresbrook

£2,100 PCM

- Two double bedrooms
- Garage En-Bloc
- Ensuite to bedroom one
- 0.2 Miles to Wanstead High Street
- Open plan lounge/diner
- Private balcony
- Private residents parking
- 0.2 miles to Snaresbrook Station

***Petty Son & Prestwich offer for rent this extremely spacious two double bedroom second floor purpose built apartment situated in a most convenient location in Snaresbrook.***

Located just 0.2 miles to Snaresbrook Central line station and 0.2 miles to Wanstead High Street with its fantastic mix of restaurants, coffee shops, bars and boutiques, The Ridings enjoys that sought after community feel that Wanstead has to offer on a family friendly road.

This highly desirable apartment sits on the second floor, the balcony enjoys green views and has access from the main bedroom as well as the living room. Stepping inside the apartment, the sense of space is immediate. In the hallway there are two storage cupboards providing ample space for shoes and coats. A generous lounge/diner can comfortably accommodate a large sofa as well as a dining table, ensuring the space is perfect for entertaining friends and family. Both bedrooms are double rooms with an en-suite to the principal bedroom and a family bathroom off the main landing.

Stepping outside you have residents parking as well as a garage en-bloc, ideal for extra storage.

EPC RATING: C78

COUNCIL TAX BAND: E

HOLDING DEPOSIT 1 WEEK - £484.61

TOTAL DEPOSIT 5 WEEKS - £2423

Reception Room

16'8" x 12'7"

Dining Room

10'0" x 8'0"

Kitchen

9'9" x 7'10"

Bedroom

11'8" x 10'7"

Bedroom

10'4" x 10'0"

Garage

17'1" x 7'3"

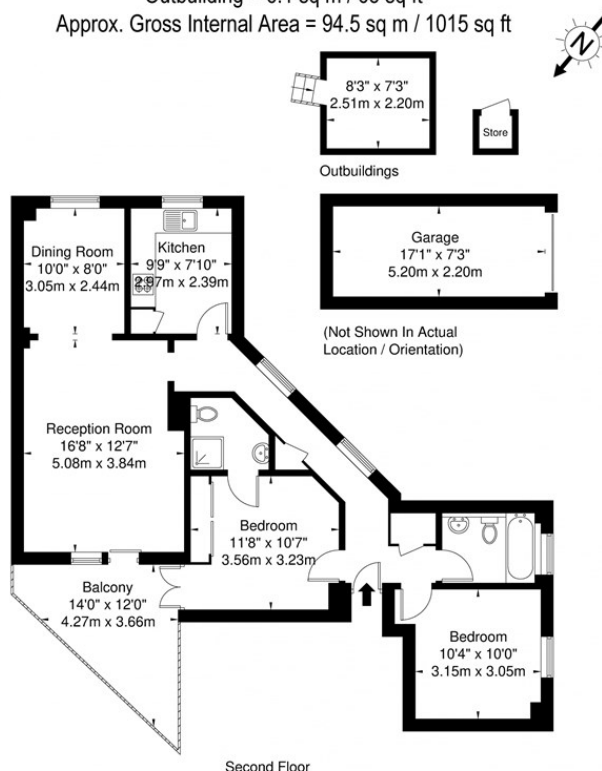
## The Ridings, E11 1SU

Approx. Gross Internal Area = 77.1 sq m / 829 sq ft

Garage = 11.3 sq m / 121 sq ft

Outbuilding = 6.1 sq m / 65 sq ft

Approx. Gross Internal Area = 94.5 sq m / 1015 sq ft



Ref

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**BLUEPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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