

Total Area: 40.2 m² ... 432 ft² (excluding eaves storage)  
All measurements are approximate and for display purposes only.

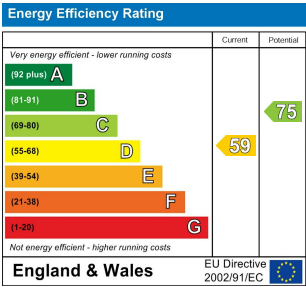
Studio Room  
12'8" x 10'3"

Dressing Room  
15'9" x 7'11"

Kitchen  
8'9" x 4'11"

Shower Room  
7'4" x 5'9"

Eaves Storage  
24'5" x 7'5"



## AVONDALE CRESCENT, ILFORD

£1,000 Per Calendar Month  
1 Bed Room



### Features:

- Spacious Room
- En-Suite Bathroom
- Separate Dressing Room
- Separate Kitchenette
- All Bills Included
- Short Walking Distance to Underground
- Single Occupancy Only
- Communal Garden
- 12 Months Tenancy +
- Holding Deposit: equivalent to one week's rent capped at £400

A bright and generous en suite studio room, in this contemporary townhouse. Here you're on a leafy street within easy reach of Wanstead, Gants Hill, and Redbridge station for the Central line.

All this and you can take your pick of natural environs for picnics or perhaps an afternoon of strolling. Royston Gardens are mere minutes away and beyond the River Roding lies the lush greenery of Wanstead Park. Or head in the opposite direction for Valentines Park and its boating lake, landscaped gardens, cafe (dating back to 1912), outdoor gym and more.

REQUEST A VIEWING  
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## IF YOU LIVED HERE...

You'll be enjoying the swathes of natural light pouring in over your bed and bouncing off those pristine white walls courtesy of double-glazed windows. Leafy views are yours for the taking here.

The room itself is a fully-furnished generous double. By the entrance you'll find a super-handly kitchenette with sink and fridge. Your private bathroom's with a full size bath tub super-smart in stylish greys, with marbled wall tiles setting the

design bar high. Lastly, the shared kitchen's a huge 150 square feet while the communal garden provides plenty of options for relaxing or entertaining your nearest and dearest.

You're well-placed for transport connections with Redbridge station a mere five minute walk away for the Central line. From here you can be in Stratford (for the myriad delights of mega-mall Westfield Stratford City and the incredible Queen Elizabeth Olympic Park) in sixteen minutes, or Liverpool Street in twenty two.



## WHAT ELSE?

- Head to Redbridge Lane seven minutes away on foot for a cluster of amenities to serve all your day-to-day needs.
- After you've popped into the post office or picked up some groceries, pay a visit to Artful Blend cafe where you can treat yourself to a pastry and a creamy white hot chocolate latte infused with coconut and embellished with gold leaf.
- If you ever get a craving for a heap of delicious sushi or bento, the exceptional Sumo Fresh restaurant in Wanstead will deliver to your door.

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