



WOODFORD ROAD, SOUTH WOODFORD  
£1,900 Per Calendar Month  
2 Bed Flat



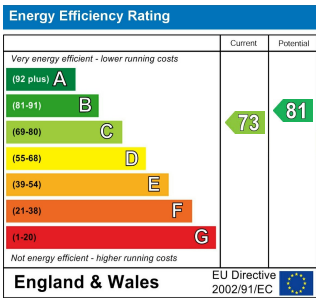
Features:

- Modern Two Bedroom Apartment
- Double Bedrooms
- Fantastic Condition Throughout
- Open Plan Kitchen Living Room
- Well Kept Communal Gardens With Parking
- Short Walk To Snaresbrook Station
- Wanstead High Street Close By
- 12 Months Tenancy +
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

An immaculately appointed two double bedroom apartment on the first floor of a low rise development, wrapped in lush green communal grounds. You're perfectly placed here, mere moments from both Leyton Flats and Wanstead High Street.

The heart of ever-popular Wanstead Village is a three minute walk away and bursting with artisan stores as well as all your day-to-day necessities. Catch up with friends at Michelin starred brasserie Provender, or remote work at Bare Brew (after sampling one of their mouth-watering truffle toasts, of course).

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hello4@stowbrothers.com  
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E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

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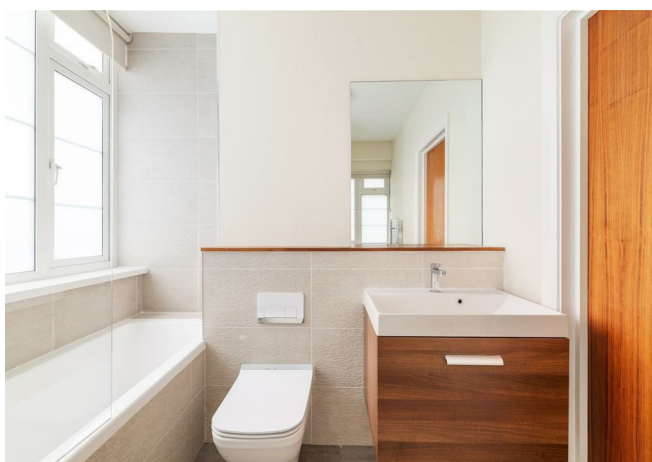
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#### IF YOU LIVED HERE...

You'll be nestling in the leafy environs of your new pad with treetop views at every turn. Your open plan living space is a fine introduction, with a bay window, with a smart white suite of cabinets and integrated appliances in the kitchen area, and flawless light ebony engineered flooring running throughout. It's a pristine blank canvas ready and waiting for your interior design flourishes. At 330 square feet it's all exceptionally spacious.

Next door the dual aspect bathroom comes with both a rainfall shower cubicle and separate tub - quite the luxury for apartment living. Cross the hallway and the other side of your new abode's home to two beautiful double bedrooms. The principal sleeper's an incredible 215 square feet and home to a bay window framing one of the leafiest vistas we've seen in quite some time. Lastly, your communal grounds are a well-maintained mix of lawn and foliage, with a charming seating area under a mature fir tree canopy.

Outside and Snaresbrook station is a four minute stroll away and will whisk you

straight to Liverpool Street or Tottenham Court Road via the Central line; both the City and West End are reachable in half an hour door-to-door. Or, if you feel like treating yourself, shopping colossus Westfield Stratford City is just three stops away. Two bus routes run from your street outside, including the W12 for an easy shuttle to Walthamstow. Perfect if you fancy losing yourself in the neon lights of Insta heaven God's Own Junkyard, or sampling cask ales along the Blackhorse Beer Mile.

#### WHAT ELSE?

- The tranquil blue waters of Eagle Pond, leading to the endlessly explorable greenery of Leyton Flats, are just two minutes away. You'll forget you're in London.
  - You've off street parking, so drivers can be coasting along the North Circular in five minutes or the M11 in nine.
- Parents have a choice of ten primary/secondary schools rated 'Good' or better in a mile radius, including the 'Outstanding' Wanstead Church School, a nine minute stroll through Memorial Green.



#### A WORD FROM THE OWNER...

"This has been a loving a caring space for two young professionals who were taking that first step to their lives together. In the space of four years we move in, Rescued two kittens. Survived COVID, got engaged and eventually found our future home. The space was perfect for us to grow as people and really felt like home for a long time. While we came to grow out of the space and needed to move, we will both have great memories from this space and will not forget it any time soon. The bedroom is huge, I almost miss this space. The large wardrobes, The bright windows and the green of the trees stretching out. What a great room that was. The kitchen was big and spacious and I put it to work. Just wait till you get to do the same."

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**Reception/Kitchen**

19'7" x 17'1"

**Bedroom 1**

9'11" x 11'10"

**Bedroom 2**

15'7" x 13'6"

**Bathroom**

9'2" x 7'8"



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