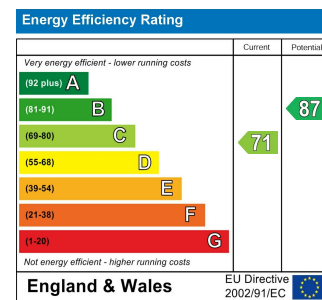


Total Area: 86.9 m<sup>2</sup> ... 935 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



## EMPRESS AVENUE, LONDON

£2,400 Per Calendar Month  
 3 Bed House



### Features:

- Three Bedroom House
- Separate Dining Room
- Double Bedroom
- Modern Decor
- Seconds away from Wanstead Flats
- Private Garden
- Street Parking
- Holding Deposit: equivalent to one week's rent capped at £400

A naturally bright and elegantly arranged three bedroom family terrace, nestled at on the end of a peaceful no through road in our sought after Aldersbrook estate. You have private gardens front and back, and a diverse range of green space on your doorstep.

Surrounded by greenery and with a wealth of local sporting facilities, the Aldersbrook Estate is one of our more desirable locales.

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 0203 397 2222

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 0203 369 6444

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

**E18 & IG8**  
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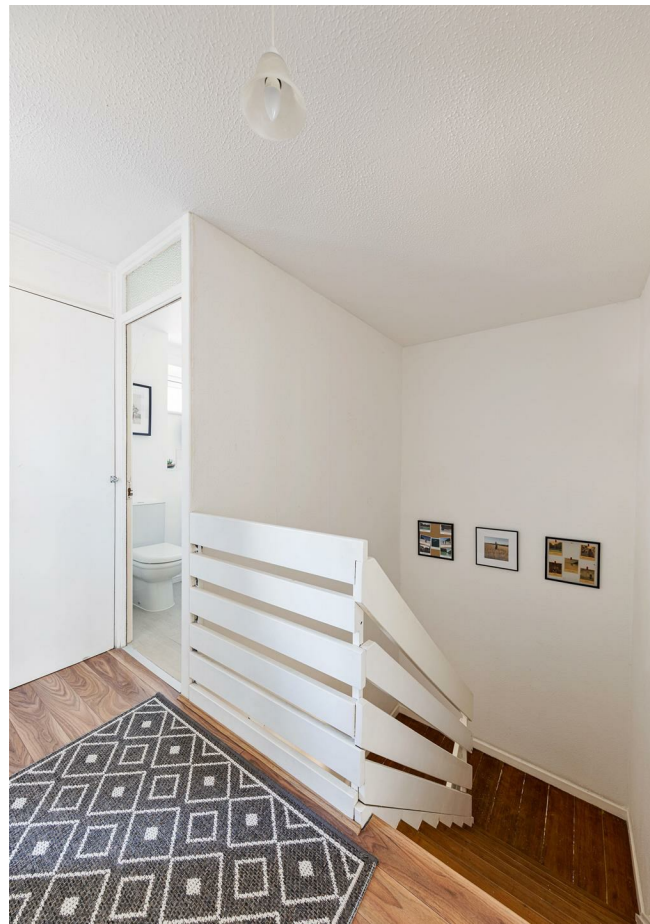
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### IF YOU LIVED HERE...

Stroll up your front garden, take in that pleasing brick frontage and step into your entrance hall, with a handy spare WC and substantial extra storage immediately on the left. At the end of your corridor lies your smartly arranged, open plan lounge, dining room and kitchen. Pale blonde hardwood runs underfoot throughout, while sunlight pours in from the rear aspect.

Step out here for your garden, lushly lawned, south west facing and generously sized, surrounded by

timber fencing and with nothing but mature trees filling the rear aspect. Upstairs, all three bedrooms are finished in that same pristine white and blonde palette, while your bathroom's a sleek designer affair with white and smoky grey metro tilework.

Outside, and you can be exploring Chalet Wood, Heronry Pond, Perch Pond and Wanstead Park in just five minutes. These lead to the boundless beauty of Epping Forest, where you can wander for miles and forget you're in London. Your new local is The Golden Fleece, a sumptuous gastropub just half a mile away on the border of Wanstead Flats.



### WHAT ELSE?

- Manor Park overground is just over fifteen minutes on foot, for the shiny and speedy Elizabeth line and direct fifteen minute runs to Liverpool Street.
- You've some solid, brick built extra storage in the garden. Always a useful addition.
- For a whole host of further wining and dining options, Leytonstone High Road and Wanstead High Street are both just a half hour stroll away.

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