



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DERBY ROAD, LONDON

£1,700 Per Calendar Month
 2 Bed Flat



Features:

- Two Bedroom Flat
- Located on First Floor
- Separate Kitchen
- Bright and Airy
- Walking Distance to the Station
- Seconds Away from the Park
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

Unfolding over two storeys, this two-bedroom home offers a great sense of space, with plenty of storage, abundant natural light and well balanced rooms.

The location is just as impressive, tucked between Forest Gate, Upton Park, Manor Park, and East Ham with the greenery of Wanstead Flats and Plashet Park close at hand. Whether you're commuting or exploring, you're brilliantly connected too, with multiple transport links nearby, including the Elizabeth line for swift access across London.

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IF YOU LIVED HERE...

You'll be relaxing in your cosy first floor living room, with soft carpeting underfoot and plenty of natural light streaming in through the bay windows. Towards the rear, the kitchen features sleek units, smart metro-style brick tiling and high-spec appliances, with thoughtful touches such as a stylish vertical column radiator.

Up on the second floor, the bathroom is sleek and modern, complete with a utility area. Both bedrooms

are generously sized and benefit from fitted storage.

Beyond your front door, you'll find fantastic amenities within strolling distance. Take a walk to the much-loved Wanstead Flats. On the way, stop at The Ramble Cafe for a coffee and cinnamon bun, or wander a little further to Winchelsea Road, a thriving hub of excellent eateries set within the old railway arches. You'll love uncovering your own gems in the dynamic area, too.



WHAT ELSE?

- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.
- You'll never be stuck for essentials, with plenty of convenience stores nearby, plus Stratford and Westfield just a short hop on the Elizabeth line.
- Transport links are excellent, with easy access to Manor Park (Elizabeth line), Woodgrange Park (Suffragette Overground) and East Ham (District and Hammersmith & City).
- Green space is a real highlight: Plashet Park is under five minutes away, while West Ham Park is around a twenty-minute walk and home to The Tamping Ground café. Nearby favourites include Central Park Café (fresh bread and buns) and Earls on Cann Hall Road.

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