



Living Area  
13'11" x 15'7"

Bathroom  
4'5" x 5'6"

Total Area: 22.6 m<sup>2</sup> ... 244 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	77
	EU Directive 2002/91/EC	



## HOLLYBUSH HILL, SNARES BROOK

£1,250 Per Calendar Month  
0 Bed Studio



### Features:

- Self Contained Studio Flat
- Newly Refurbished
- Excellent Finish Throughout
- Available Now
- Second Floor
- Walking Distance to Snaresbrook Station
- Close to Wanstead High Street
- Holding Deposit: equivalent to one week's rent capped at £400

This bright and beautifully finished studio apartment is situated on the second floor of a modern, well-maintained property in a fantastic location on the edge of Leyton Flats, at the tip of Epping Forest. Just moments from Snaresbrook station and the excellent eateries, pubs and shops of Wanstead, it offers the perfect combination of green surroundings and amenities.

Full of natural light, it's finished to a high standard throughout, featuring contemporary fixtures and fittings, modern integrated appliances, and a stylish, well-designed living space. Ideal for commuters seeking a comfortable home in one of East London's most desirable locations.

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#### IF YOU LIVED HERE...

Offering 244 square foot of thoughtfully designed living space, this bright studio apartment makes excellent use of every inch. A sleek, contemporary kitchen is complemented by stylish parquet flooring, while the neutral decor creates a calm and inviting atmosphere. Dark kitchen units and window frames add a striking contrast and echo the modern finish of the bathroom, resulting in a cohesive and smart interior.

Step outside and you'll find yourself just a short stroll from the village-like charm of Wanstead. With independent eateries, welcoming pubs, farmers' markets, horse riding and beautiful green spaces on your doorstep, the area offers an enviable lifestyle. Despite its peaceful setting, you're only

moments from Snaresbrook station, providing swift Central line connections to the City and the West End.

For local favourites, enjoy coffee and freshly baked pastries at La Bakerie, dine at Provender Restaurant or Cardamom Room, or opt for a takeaway from the ever-popular Tiffin Tin or a pizza from Luppolo.

Nature lovers and city dwellers alike will appreciate having Leyton Flats/Hollow Ponds, part of Epping Forest, directly across the road. Whether you're enjoying a morning walk, a run, or hiring a rowing boat during the warmer months, this outstanding green space is right on your doorstep.



#### WHAT ELSE?

- You also have easy access to South Woodford, Walthamstow and Leytonstone. Drivers will appreciate the convenient North Circular access, far enough away to keep things peaceful.
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident, a few minutes away over the Leyton Flats. The excellent Arte e Pasta now operate the kitchen.
- Excellent sports facilities are available at the nearby Sylvestrian Centre within Forest School, open to the public via membership.

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