

GROUND FLOOR

Total Area (Excluding Patio): 48.7 m<sup>2</sup> ... 524 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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WYNNDALE ROAD, LONDON

£1,800 Per Calendar Month  
 2 Bed Flat



### Features:

- Ground Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen
- Tastefully Refurbished
- Private Garden
- Garden Outbuilding
- Walking Distance to South Woodford Station
- Close to Elmhurst Gardens
- Street Parking
- Holding Deposit: equivalent to one week's rent capped at £400

A striking, immaculately presented, two double bedroom, ground floor apartment. With an open plan kitchen and living room all within easy walking distance of South Woodford station. You also have a private garden and luxury bathroom.

Your nearest station is South Woodford, just a fifteen minute stroll, where you'll find direct twenty one minute connections to Liverpool Street via the rapid Central line.

REQUEST A VIEWING  
 0203 3691818

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

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

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

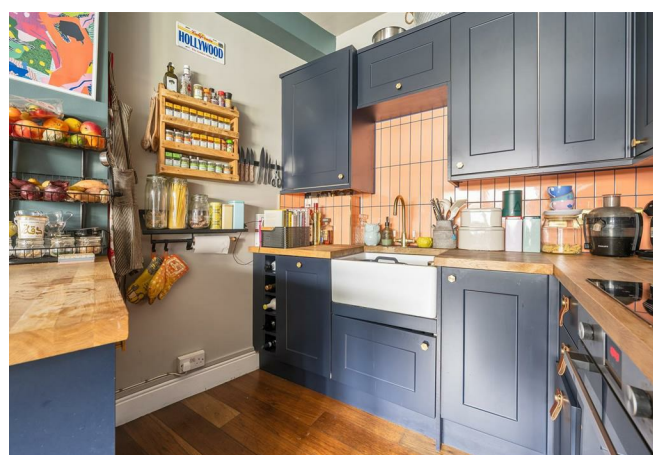
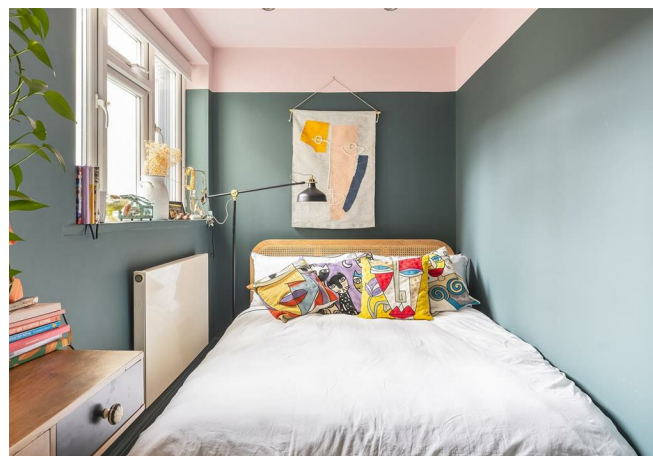
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
 0208 520 3077

**New Homes**  
 newhomes@stowbrothers.com  
 0203 325 7227

**Investment & Development**  
 id@stowbrothers.com  
 0208 520 6220

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 0203 325 7228

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#### IF YOU LIVED HERE...

You'll be immediately impressed by the artful arrangement and generous design of this unique apartment. From your entrance hall you'll enter your 205 square foot, open plan reception room and kitchen. Smooth tawny timber flooring blends into matt navy cabinets, topped with chunky wooden worktops and a vintage Belfast sink. Statement wallpaper flows into your living area and accent lighting allows you to set the mood. Natural light pours in from two bistro shuttered windows at the opposite end.

Your principal double bedroom has soft smoky carpet underfoot and a large custom made wardrobe. Your second double sleeper has the same tasteful style as the first and a window that overlooks your sizeable private patio, accessed from the hallway. And let's not forget your luxurious contemporary bathroom, a delightful mix of oversize, eggshell blue tilework, statement vessel washbasin, dark matt fixtures and fittings and a refreshing

rainfall shower over the tub.

The vast, open greenery of Epping Forest is less than a mile from your door, with endless exploration routes through Woodford Green, Highams Park and Hatch Forest. At Woodford Green there's also plenty of great places to eat, drink and relax. From fine steak house, Miller & Carter, to the mouth watering Mediterranean menu at Mezze Ocakbasi, there's something to suit any appetite. On a sunny day, we'd also recommend having a chilled glass of wine in the welcoming courtyard beer garden of the Rose & Crown.



#### WHAT ELSE?

- Just a half mile from your door, on the High Road, you'll find Luna Cafe. Serving excellent plates, with some great vegetarian options, and speciality coffees.
- For a really authentic Italian dining experience, head to Cucina Bettina, near South Woodford station. Serving fresh hand made pasta, gnocchi and exquisite desserts.
- With permit parking available to residents, in just a few minutes you'll be driving along the North Circular motorway, connecting you with the rest of the City and beyond.

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