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# **New Wanstead E11 2SA £850 per month Double room**





## New Wanstead E11 2SA

£850 per month  
Double room



0.28 miles



2



Communal Gardens



1

### Floor Plans



#### Room C, New Wanstead, E11

Approx. Gross Internal Area 926 Sq Ft - 86.03 Sq M

ROOM TO LET WITH ALL BILLS AND COMMUNAL CLEANING INCLUDED!

A room to let in this well presented double fronted Victorian conversion. The large double bedroom has just been painted throughout and new carpets fitted! Kept in good condition throughout, there are also two shower rooms, one main kitchen on the ground floor and a small kitchen on the first floor.

New Wanstead is located close to both Snaresbrook and Wanstead Station also with easy access to the A12, M11 and A406.

You will be sharing the property with three other lovely tenants, communal areas are cleaned weekly. Gas, electric, water, council tax and WiFi is all included in the price!



Date: 20/3/2024

### Features

- Large double room
- ALL BILLS INCLUDED
- Newly painted and new carpets just fitted
- 2x shower rooms
- 2x kitchen
- Communal gardens
- Furnished
- Available April

### EPC Ratings

Energy Efficiency Rating **54**  
Environmental Impact (Co<sub>2</sub>) Rating **0**



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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