



PER MONTH

**£1,600 Per Month**

**Wellington Passage**

London, E11 2AL

Located just a few moments from Wanstead High Street is this brand new ground floor apartment.

The property features a open plan reception with modern fitted kitchen and patio doors leading onto a private garden. There is a double bedroom and contemporary fitted bathroom with shower cubical.

Wanstead offers the perfect balance for young professionals: a leafy, village-style neighbourhood with quick links into the City and Canary Wharf. Set on the Central Line, it's ideal for commuting while still feeling calm and residential. You'll find independent cafés, stylish pubs, and local restaurants along the High Street, plus the open green spaces of Wanstead Flats and Epping Forest.

Both Wanstead and Snaresbrook Underground Stations are located just a few moments walk.

5 weeks deposit: £1846.15

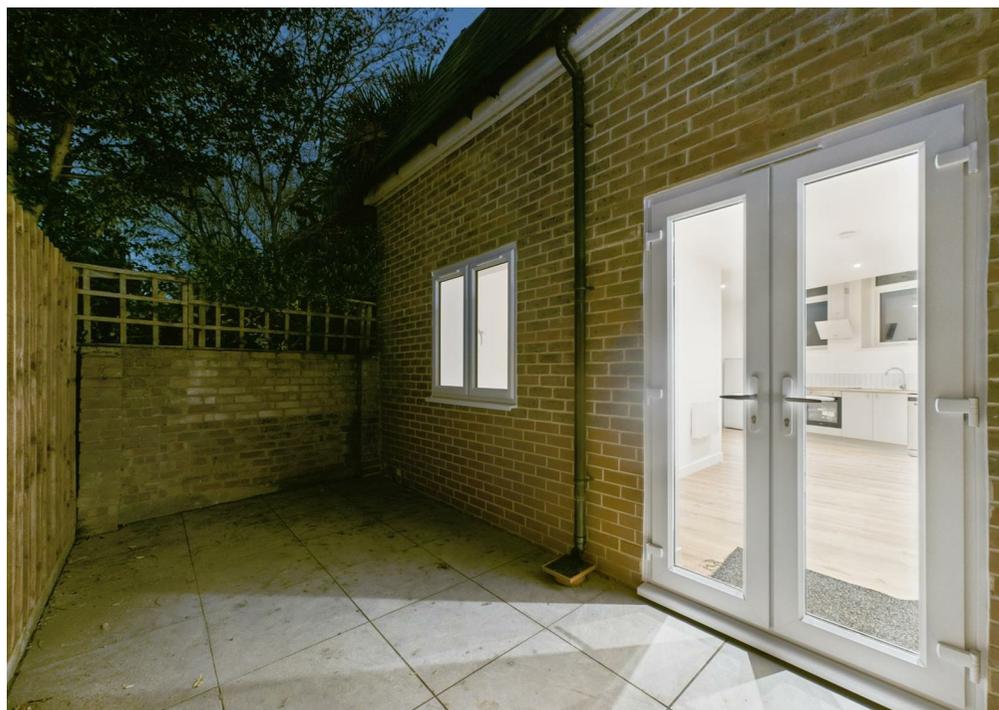
12 month contract:

Council tax: Band TBC

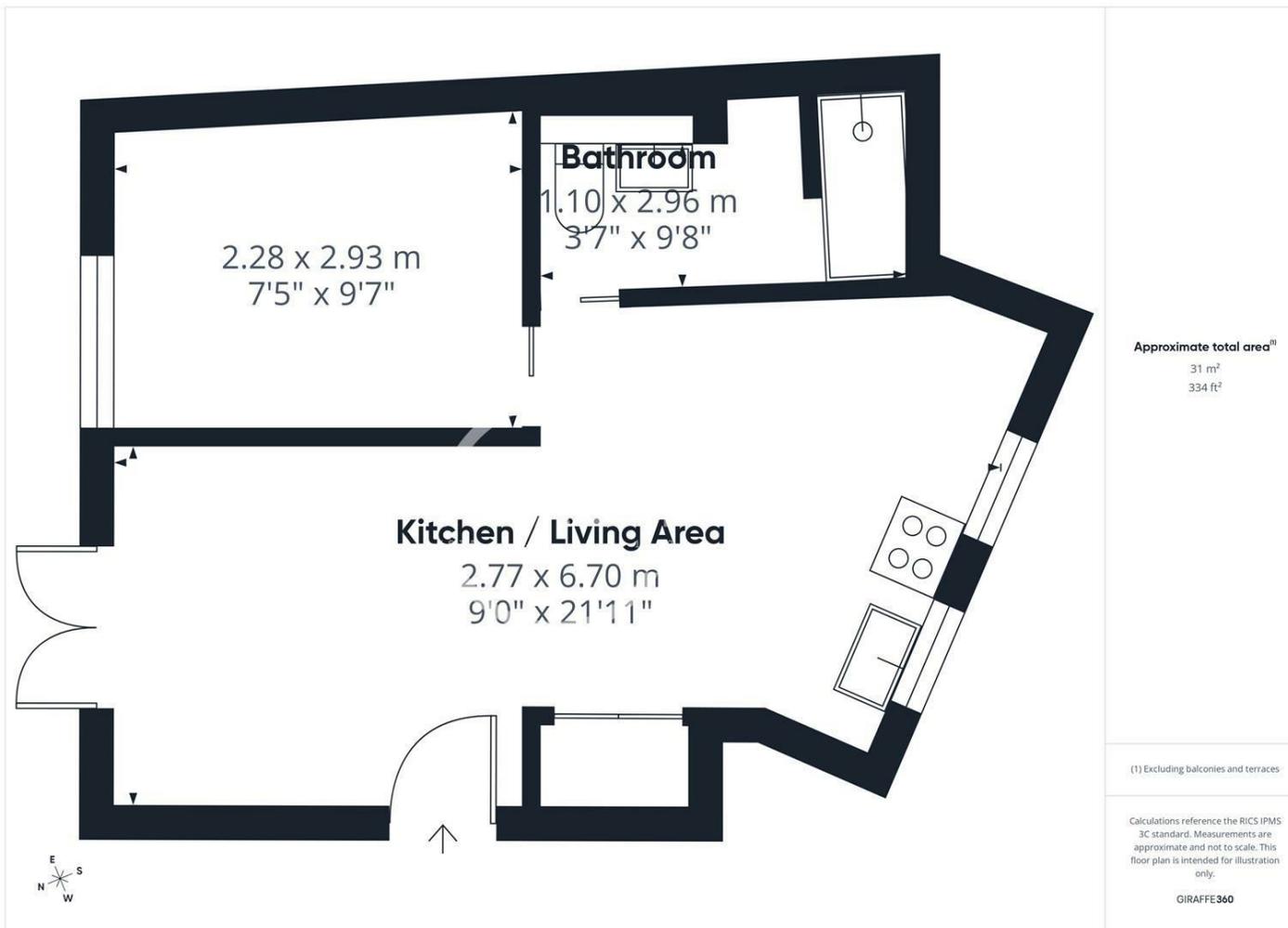
Unfurnished

Single occupants only.

PLEASE NOTE IT IS NOT POSSIBLE OT OBTAIN TO OBTAIN PARKING PERMITS







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com