



FIRST FLOOR

Total Area (Excluding Balcony): 73.0 m² ... 785 ft²

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.

Kitchen / Lounge / Diner
15'3" x 17'3"

Balcony
13'10" x 4'7"

Storage
7'0" x 4'8"

Bathroom
7'6" x 6'4"

Bedroom
10'1" x 15'3"

Bedroom
11'7" x 13'4"

Ensuite
7'3" x 5'1"



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | 86 |
| (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 | | EU Directive 2002/91/EC | |



TALLACK ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Open Plan Kitchen Reception
- Over 750 Sq Ft.
- Close to Lea Bridge Station
- Walking Distance to Leyton Jubilee Park

Situated on the first floor of a well maintained block in E10, this bright and modern two-bedroom, two bathroom apartment benefits from all the perks of being new, with an impressive open plan kitchen/reception, private balcony and immaculate finish throughout. As for the location, it's an excellent spot between Jubilee Park and Leyton Midland Road station, while neighbourhoods such as Clapton, Walthamstow Village and Stratford are easily accessible, bringing you more excellent food and drink based options.

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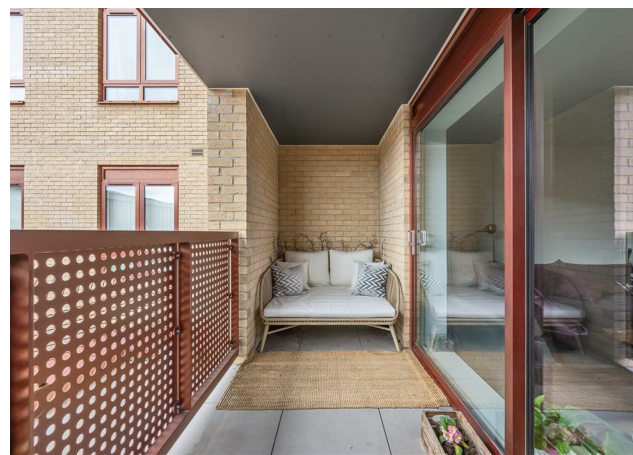
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IF YOU LIVED HERE...

Coming in at 750 square foot, this is a well proportioned home that's been smartly designed with modern living in mind, resulting in a space that's as stylish as it is convenient.

Your open plan kitchen/living area has engineered flooring sweeping the length, adding to the sense of space, and immaculate decor. You'll enjoy the fact that there's plenty of room for relaxing, working and entertaining. When the latter is on the agenda, you'll love using the smart cabinets, sleek worktops and integrated appliances found in the kitchen area.

The bedrooms are just as immaculate with neutral decor and soft carpeting - one has an ensuite and custom storage. The main bathroom is just as sleek, too, and there's more storage in the spacious hallway.

The generous windows ensure the living space is full of natural light, but when the sun is shining, you'll want to head out to the sizeable balcony. For greenery, you're just a few minutes from the sprawling Jubilee Park - Waltham Forest's largest park, no less, a hub for sport, play and relaxation, while Walthamstow Marshes are just a short stretch further, leading the way to the lovely Walthamstow Wetlands - a haven for wildlife in the urban city.

Just over a mile away, you'll find Francis Road, where you'll be spoilt for choice when it comes to eateries and independent stores to browse, while slightly nearer around the Leyton Midland Road arches you've got some brilliant new choices, including the much lauded smokehouse Burnt and Gravity Well Taproom.

Or even closer, Lea Bridge Road has become an awesome new hot spot for independents, such as eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery. You can even catch the award-winning The Dusty Knuckle at a pitstop in this area and enjoy one of their renowned sandwiches during a work from home day. Bliss.

WHAT ELSE?

-Leyton Midland Road station is a 20 minute walk for the Gospel Oak to Barking line, while Lea Bridge station is 18 minutes. Bus routes are also plentiful, and there's a great infrastructure for cycling, meaning you can easily hop to Walthamstow or Clapton.

-After a huge rebuild, the Lee Valley Ice Centre recently reopened, offering a range of sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

- Your new local is William the Fourth - a traditional pub with excellent kitchen residencies, ales and events. It's just 18 minutes away too.



A WORD FROM THE OWNER...

"We have loved our time living in Bevan Court. The local shops and amenities are plentiful including a great social space just next door at Blondies, a cafe, bar, pizzeria and more. Travel links are easy with bus routes and train stations close by that can transport you to anywhere in London very quickly. We have also enjoyed the access to local parks and green spaces, such as Jubilee Park or Hackney & Walthamstow Marshes. Many a calming walk with family and friends has been had at these places during our time here."

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