



First Floor

Total Area: 49.8 m² ... 536 ft²

All measurements are approximate and for display purposes only

Kitchen/Reception
 21'10" x 11'3"

Bedroom
 8'7" x 14'3"

Bathroom
 8'3" x 6'5"



CANTERBURY ROAD, LONDON

£1,295 Per Calendar Month
 1 Bed Flat



Features:

- Available Now
- Spacious One Bedroom Flat
- Open Plan Kitchen / Reception
- Fitted Kitchen
- Three Piece Bathroom
- Permit Parking Available
- EPC Rating B
- Council Tax Band B
- Holding Deposit: equivalent to one week's rent capped at £400

An impeccably finished one bedroom apartment on the first floor of a freshly developed period conversion, sat in an enviable sweetspot between Walthamstow and Leytonstone. Pride of place is taken by your 240 square foot lounge/kitchen.

The greenery of Abbots Park is just a moment away, with tennis courts and fitness area. Perfect for morning jogs or evening strolls. Jack Cornwell Park and the working urban farm and petting zoo, Brooks Farm, are just a little further.

REQUEST A VIEWING
 0203 397 9797



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		43	71
EU Directive 2002/91/EC			

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IF YOU LIVED HERE...

You'll be enjoying sparkling Design & Decor throughout, with your kitchen area decked out in a brand new blend of gleaming metro tile splashbacks, dove grey engineered hardwood flooring, integrated appliances and dark quartz effect worktops. Into the lounge area and the soft grey gives way to blonde hardwood underfoot, all awash with light from the French doors leading out to your Juliet balcony.

Next door your bedroom's a substantial double of well over 120 square feet, with more of that pale blonde flooring and rooftop views. Step across the lengthy hallway - plenty of incidental space for bags and coats - and your bathroom's a

stately mix of white and grey, with large format tiling from tub to ceiling and designer fittings.

Outside nature lovers will be well rewarded for the twenty minute stroll (or seven by bike) to the wild blue and green natural space of Epping Forest and Hollow Ponds. The perfect spot to escape city life, you can grab lunch at the Lakeside Diner before hiring a row boat and exploring the waterways in the company of friendly ducks. Finish the day off with a visit to the Sir Alfred Hitchcock Hotel, recently reimagined by the team behind The Ivy and the perfect spot to watch the sun go down over the trees.



WHAT ELSE?

- Whatever your fitness goals, Leytonstone Leisure Centre has you covered with two pools, gym and health suite. Best of all it's just a handful of steps down the road.
- Nestled in Arch 155 on Midland Road, the Gravity Well Taproom is a veritable Aladdin's Cave of craft brews to enjoy on site or takeaway. Mere moments on foot.
- Leyton Midland Road overground is less than a quarter mile away for the Gospel Oak to Barking line. You also have Walthamstow Central (overground and Victoria line) and Leytonstone (central line) less than a mile away on foot.

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