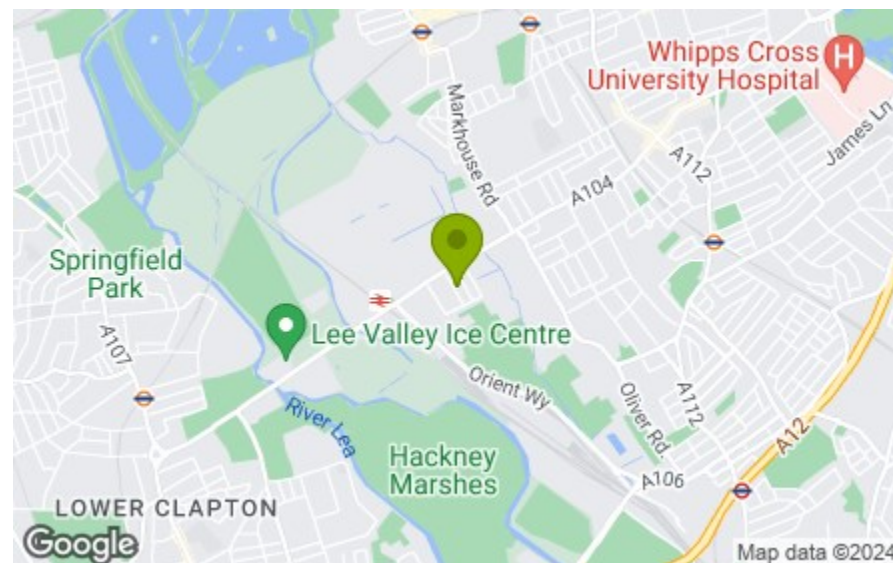


THIRD FLOOR

Total Area: 8.8 m<sup>2</sup> ... 95 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		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 61-67 BLOXHALL ROAD, LONDON

£700 Per Calendar Month  
 0 Bed Room



### Features:

- Water & Council Tax Included
- Communal Bathroom
- Electricity Not Included
- WiFi Included
- 12 Month Tenancy
- Single Adult Only
- Residents Permit Parking
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

This recently renovated bedsit, benefits from double glazing and new flooring. Council Tax, Water and WiFi being inclusive of the rent, this property is on Bloxhall Road.

Please note the electricity is not included in the rent.

REQUEST A VIEWING  
 0203 397 9797

**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

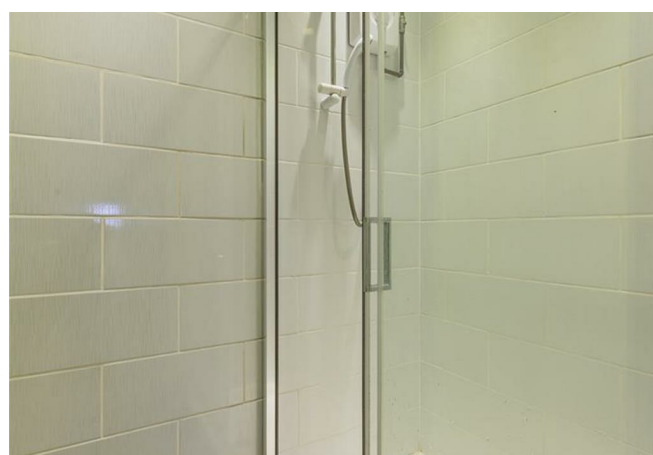
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
 0208 520 3077

**New Homes**  
 newhomes@stowbrothers.com  
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#### IF YOU LIVED HERE

You'll be right in the heart of things, with our famous Lea Bridge Station and tremendous transport links at your fingertips. Among the many and varied highlights on your doorstep is a personal favourite and genuine Walthamstow institution, Lightaus E17. A gorgeous gastropub full of delightful nooks and crannies, with a delicious menu and lovely beer garden. It's all a five minutes walk anytime you need a home from home.

#### WHAT ELSE?

- Less than half a mile away on foot is our borough's beloved green gem of Lea Valley with landscaped gardens, cafes, courts an ice rink and all manner of local sports clubs and classes, it's a great spot to have on your doorstep.  
-You're spoilt for transport options into town. Train departures from Lea Bridge Railway Station, just eight minutes on foot from your door, can speed to Liverpool Street in around 20 minutes.

#### A WORD FROM THE EXPERT (LEYTON)

Leyton is a vibrant area that has been expanding in popularity over the years. The high road has a wealth of shops for all cultures as well as restaurants and bars such as Figo for al fresco dining and The Leyton Technical for a well-deserved drink after work.

In terms of transport you're spoilt for choice, with Leyton Underground taking you to Oxford Circus in 20 minutes and Leyton Midland Overground travelling across North London to various spots in addition to a solid network of buses taking you to Hackney and beyond.

As a resident of Leyton, I would personally recommend Patchworks on Church Road with its eclectic mix of events such as The East Village Vintage Market and Good Vibes Tribe parties.

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