

Total Area: 65.9 m<sup>2</sup> ... 710 ft<sup>2</sup> (excluding courtyard)  
 All measurements are approximate and for display purposes only

- Reception  
11'3" x 11'5"
- Bedroom 1  
11'3" x 11'5"
- Bedroom 2  
8'5" x 6'9"
- Bathroom  
8'4" x 4'7"
- Kitchen/Diner  
16'3" x 11'2"



## FRANCIS ROAD, LONDON £2,500 Per Calendar Month 2 Bed House



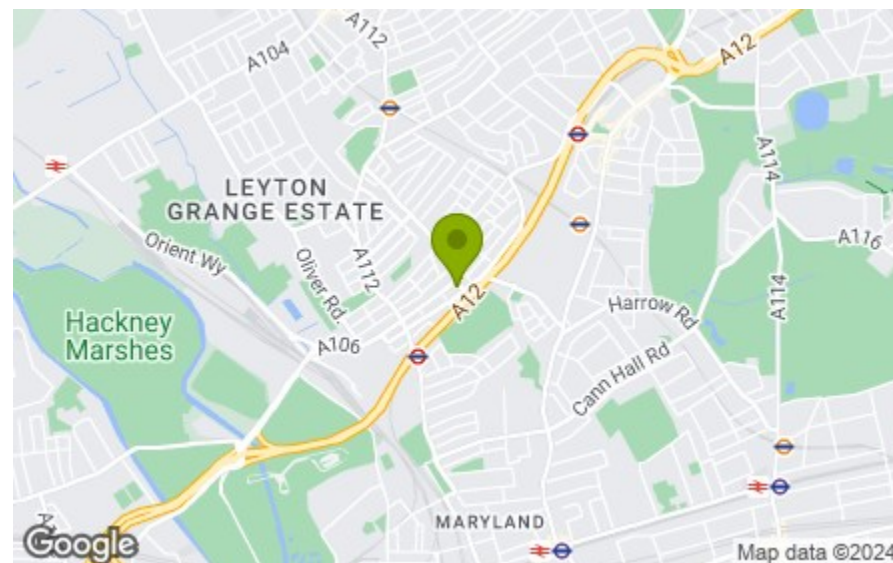
### Features:

- SHORT LET
- Available Early July
- Two Bedrooms
- Period Property
- Private Garden
- Fully Furnished

### SHORT LET

An impeccable two bedroom apartment spread over the ground floor of a beautiful period conversion with a delightful garden. You're on Leyton's famed Francis Road, with everything you need moments away.

From cafes to a record shop, an exquisite Viennoiserie to an expertly curated book shop - this buzzy corner of Leyton's a fine place to be.



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		EU Directive 2002/91/EC	

**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

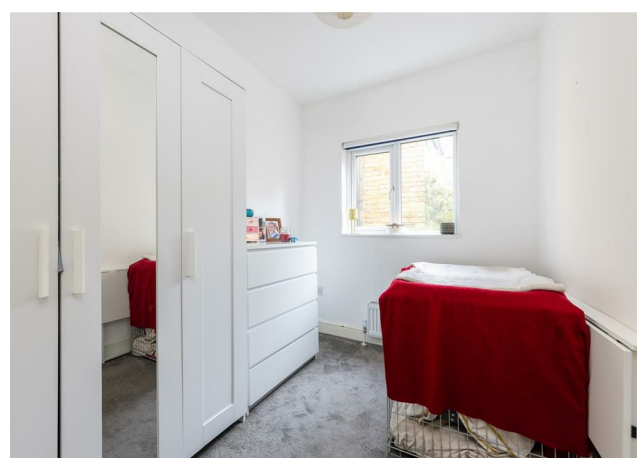
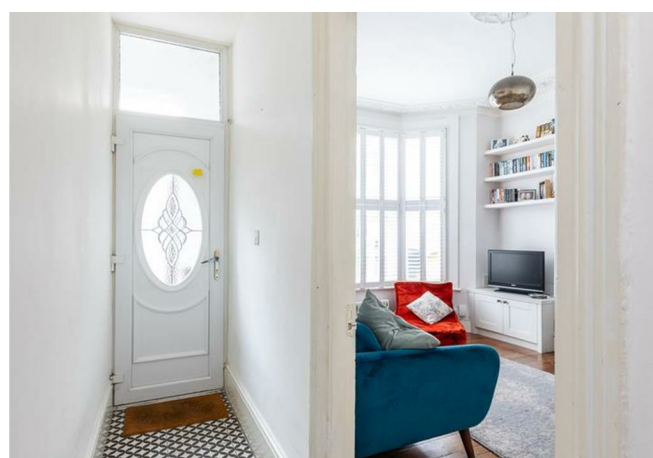
**New Homes**  
 newhomes@stowbrothers.com  
 0203 325 7227

**Investment & Development**  
 id@stowbrothers.com  
 0208 520 6220

**Property Maintenance**  
 propertymanagement@stowbrothers.com  
 0203 325 7228

STOWBROTHERS.COM  
 @STOWBROTHERS

REQUEST A VIEWING  
 0203 397 9797



**IF YOU LIVED HERE...**

You'll step inside to find gorgeously dark engineered hardwood running underfoot in your generous 130 square foot lounge, brightly illuminated by the box bay window dressed in bistro shutters. You have the high ceilings of the period, plus a gorgeous vintage hearth taking centre stage below a cast iron mantel.

Exploring further, your first bedroom is a similarly styled, generous double of 130 square foot, while bedroom two comes in at just over fifty square feet. Your smart and sleek bathroom is next, finished to the same high standard as the rest of the property, with white tilework from floor to ceiling.

Finally, you'll be enjoying a steaming coffee or sipping a fine vintage in your well presented, low maintenance garden. Step inside your skylit, sleek kitchen/diner, with flawless herringbone

dark wood flooring. Benefitting from ample storage and a breakfast bar, this is the perfect space for entertaining. Enjoy cooking up a storm on the range while your guests flow out into the garden. Gorgeous.

**WHAT ELSE?**

- Speaking of Leyton High Road, you'll find a whole lot more to love here. From Figo to Deeney's to the Coach & Horses, there's something for every palate just a short stroll away.
- Chow down on delectable Japanese fare at Nasi Isda. Whether you opt for bao buns, donburis, or roe crusted rolls, this is bound to become a favourite.
- You have twenty two schools rated 'Good' or better by Ofsted within a one mile radius of your new home. Seven of these have 'Outstanding' status, including Newport Primary School, a mere minute around the corner.



**A WORD FROM THE EXPERT...**

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM