

DUNEDIN ROAD, LEYTON

£2,395 Per Calendar Month
 3 Bed House - Mid Terrace



Features:

- Available End of July
- Coronation Gardens Location
- Moments from Leyton Station
- Large Through Lounge
- Three Double Bedrooms
- On street Permit Parking
- Council Tax Band C
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

This thoughtfully restored three-double bedroom period home has lovely features throughout and a fantastic location near the buzz of Francis Road, but still in a peaceful residential spot with plenty of greenery nearby.

Highlights include the private garden at the rear, the bright through-lounge, the stylish kitchen and the spotless bathroom. Leyton tube is around seven minutes away on foot, so you can easily nip into central London, while Stratford is an even shorter hop away.

REQUEST A VIEWING
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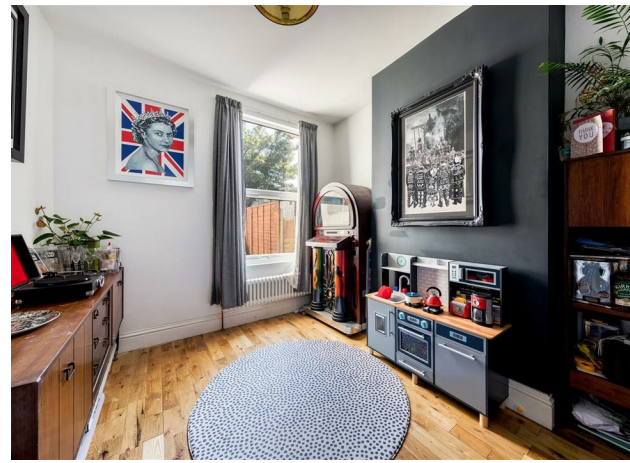
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IF YOU LIVED HERE...

Behind all that charming Victorian brickwork, you'll find 951 square feet of lovingly restored space, with a neutral style that will ensure you can your own personality with minimal effort. The dual aspect through lounge is bright and airy thanks to the bay windows, while elements such as the wood flooring, feature wall and vertical column radiator add to the smart overall design.

The modern kitchen is just as pristine. Again, there's plenty of natural light, while the tiled flooring, sleek units and timber counters keep things stylish. You'll find a similar theme in the bathroom, which is traditional in style, with features such as the glossy metro brick tiles, but still contemporary. As for the bedrooms, they're all doubles, with more of that pristine decor. At the rear, you'll really appreciate the garden, especially when you can enjoy eating or drinking outside.

About ten minutes north-east of your vintage-style front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across

the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to mouth-watering patisserie Morny and independent store Dreamhouse records. Walk 15 minutes south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company. Even closer to home, you'll find Coronation Park with its picturesque band stand and landscaped maze

WHAT ELSE?

- Leyton tube station is around seven minutes on foot to get you into central London via the Central Line. Or hop on a bus and be at Stratford in ten minutes for the Elizabeth line and more.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. You've also got an Asda Superstore



A WORD FROM THE EXPERT...

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.

JON VASSALLO
E10 ASSISTANT LETTINGS MANAGER

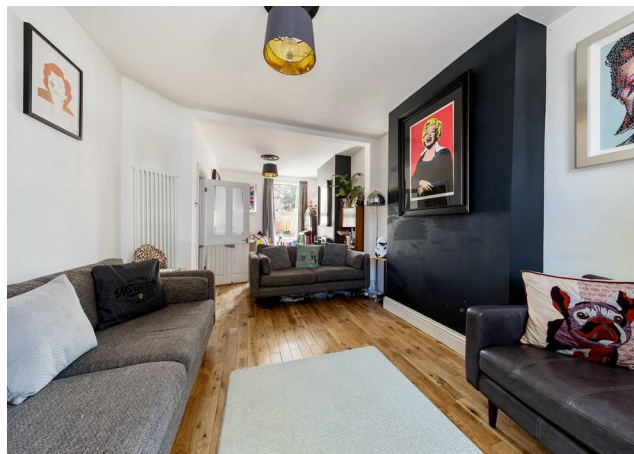
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Reception
24'8" x 10'6"

Bathroom
8'11" x 4'9"

Kitchen
12'7" x 8'5"

Bedroom
14'10" x 11'1"

Bedroom
10'10" x 9'6"

Bedroom
9'0" x 8'4"

Garden
29'6"

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