

Bedroom
13'8" x 9'1"

Reception
14'8" x 13'1"

Storage

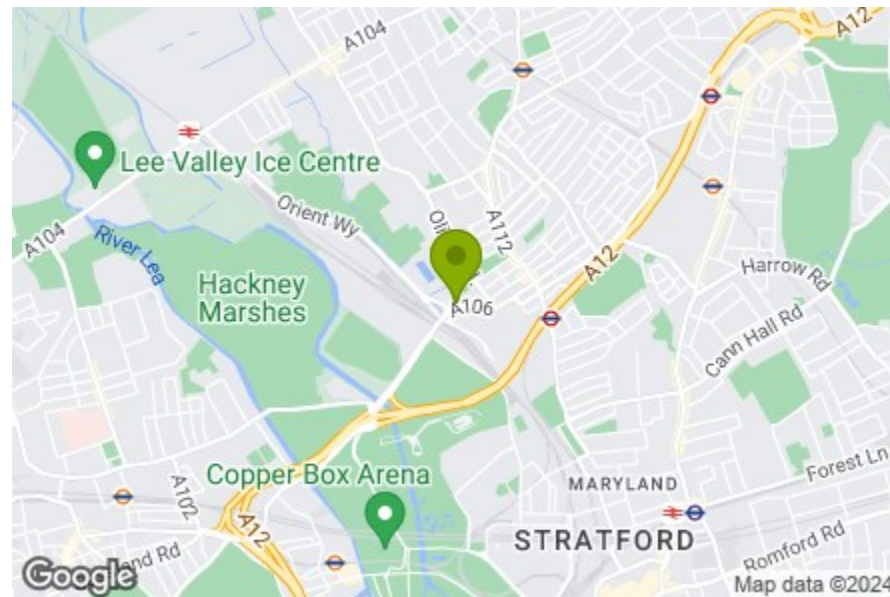
Kitchen/Diner
12'3" x 12'7"

Bathroom
7'1" x 6'8"

Balcony
8'0" x 10'2"

Total Area (Excluding Balcony): 51.1 m² ... 550 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	



DUNEDIN ROAD, LEYTON

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Eleventh Floor
- Private Balcony
- Incredible Views
- 5 Minute Walk To Leyton Underground Station
- Under Croft Bike Storage

This impressively planned one bedroom apartment sits on the 11th floor in Leyton's enviable Nest E10 development, offering fantastic views, a private balcony, bike storage and immaculate decor amongst the other highlights.

With all the Olympic legacy delights of the Queen Elizabeth Olympic Park just a short walk away, not to mention the superb transport links of Leyton tube station just moments from your doorstep, you're surrounded by everything that's making this corner of London such a sought after location.

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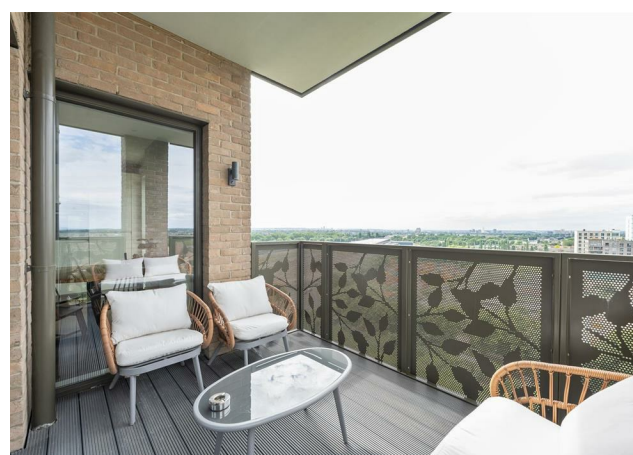
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IF YOU LIVED HERE...

You'll be luxuriating atop the very latest addition to the enviable Leyton skyline. Your 80 square foot private balcony has breathtaking views across all of East London. All the independent restaurants, gastropubs and traders of East Village are also just a short walk away.

Your interiors are every bit as breathtaking as the view - flawless and fresh, from the engineered hard wood underfoot in your 345 square foot living/kitchen/dining area to the bespoke Symphony fittings in the kitchen. Off the hall is both your 127 square foot double bedroom and the family bathroom which is a masterclass in boutique design, with classic slate grey tiling running from floor to ceiling and gorgeously integrated fittings. You'll love the convenience of having bike storage, especially if you're keen to explore the area...

About ten minutes north-east of your wonderful development, 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 Korean eatery Zaxx 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.

Outside, Leyton's thriving social hub, based around the recently part-pedestrianised Francis Road, is barely a half mile on foot and home to a huge, ever evolving array of independent cafes, bars,

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 just eight minutes away on foot.
- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient. Currently in League One, the 'O's' encourage people of all ages to come along to the Breyer Group Stadium to take in the sights and sounds of a game.



A WORD FROM THE OWNER...

"A very quiet flat (can never hear above or below), well insulated, great light in the morning and evening in summer months. Very well connected (7 min walk to Leyton station) lots of bus routes, close to Westfield/ Olympic Park/Victoria Park and Hackney Marshes. Lots of great cafes/ restaurants in the area (Figo, Deeneys etc). Building is mostly young professionals and are all very respectful of each other, there is a Whatsapp group for the community."

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