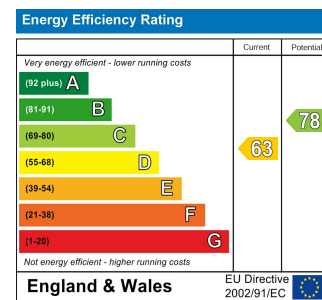


GROUND FLOOR
 APPROX. FLOOR
 AREA 603 SQ.FT.
 (56.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 575 SQ.FT.
 (53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1178 SQ.FT. (109.5 SQ.M.)

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
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FLETCHER LANE, LEYTON £2,450 Per Calendar Month 4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Available Mid-October
- Well Presented
- Private Garden
- Perfect Family Home
- Only Families Will Be Considered
- Close Location To Leyton Midland Station
- Close to Amenities
- Available Part Furnished

A strikingly characterful, immensely spacious four bedroom family terrace sat in the heart of Leyton. Grand and elegantly appointed from the flawlessly handsome brick frontage to the expertly landscaped rear garden, you have a wealth of vintage features and a plethora of sociable space throughout.

You also have plenty of Leyton's excellent schools within easy reach – there are no fewer than twenty four primary/secondaries in a one mile radius alone, all rated 'Good' or better by Ofsted. The 'Outstanding' Barclay Primary is just a half mile on foot.

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

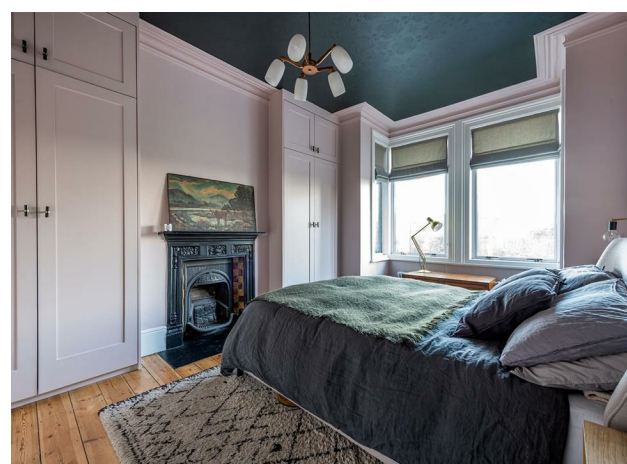
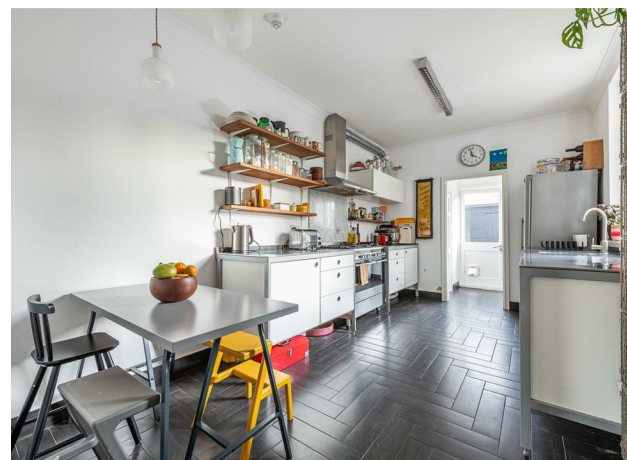
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 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

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 0203 325 7228

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 0203 397 9797



IF YOU LIVED HERE

You'll have a tough time choosing your favourite space. The truly capacious open plan lounge/kitchen is a definite contender; twenty nine feet in length and totaling a jaw dropping 330 square feet, the space is dual aspect and brimming with vintage style from the original timber floorboards running underfoot to the twin ebony hearths with classic period tile surrounds. With tower radiators and floods of natural light it's an impressive space to host family and friends.

Your 160 square foot kitchen runs a close second, with plenty of space for dining and designed for busy chefs with stylish but durable grey parquet flooring, an oversized stainless steel chef's oven and hard wearing glossy countertops. Head out through your handy utility room to reach the garden; a low maintenance mix of gravel and paving, surrounded by raised beds and timber fencing and featuring a handy shed and outdoor brick oven.

Upstairs, the lovingly preserved vintage timber floorboards flow on up to the landing and into all four bedrooms. Three are substantial doubles, with the

master coming in at a particularly impressive 155 square feet, while number four is a generous single ideal for a child, home office or even a luxurious walk-in wardrobe. All four are finished to the same stylish, characterful standard as the rest of the property. Finally, your bathroom's a flawless, pristine affair with floor-to-ceiling oversized metro tiles and a classic rainfall shower.

WHAT ELSE?

- Outside our much loved, ever-expanding social hub of Francis Road is around a ten minute walk. It's well worth the stroll with an ever increasing range of independent cafes, gastropubs and restaurants catering for every taste and occasion.

- Leyton Midland Road overground is practically on your doorstep and less than a minute on foot for the Gospel Oak to Barking line. Alternatively, take the fifteen minute stroll to Leytonstone tube for direct City and West End access via the Central line.



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 cafes, 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

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Hallway
Reception Room
 14'1" x 13'1"
Dining Room
 14'9" x 9'6"
Kitchen
 16'0" x 9'2"
Utility Room
 6'2" x 4'7"
WC

Bedroom
 7'6" x 7'2"
Master Bedroom
 14'1" x 11'5"
Bedroom
 11'9" x 11'5"
Bathroom
 10'9" x 5'2"
Bedroom
 9'10" x 9'2"



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