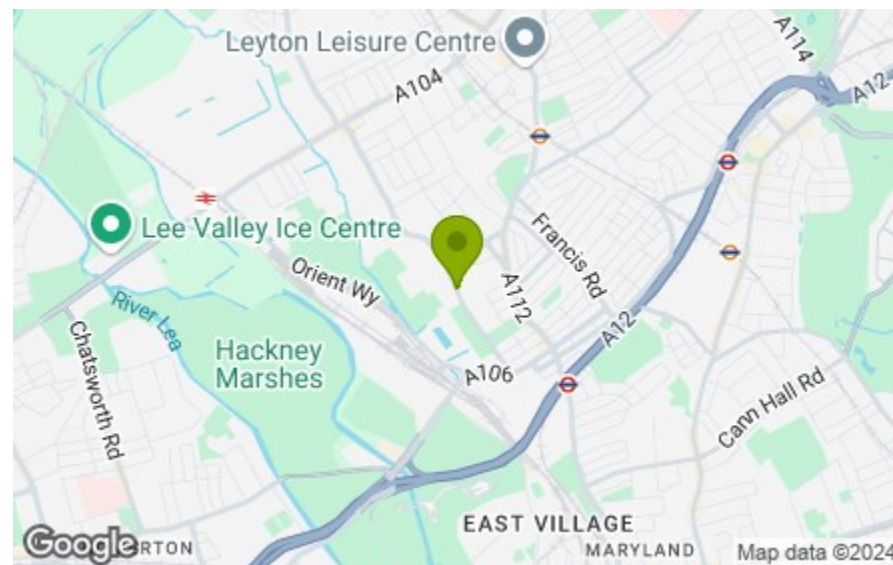


Upper Ground Floor
 Total Area: 52.2 m² ... 561 ft²
 All measurements are approximate and for display purposes only.

- Reception Room
14'0" x 12'4"
- Bedroom
10'7" x 10'5"
- Bedroom
11'4" x 10'1"
- Bathroom
- Kitchen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(71-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	81
		EU Directive 2002/91/EC	



OLIVER ROAD, LEYTON £1,650 Per Month 2 Bed Apartment - Conversion



Features:

- Cosy First Floor Flat
- Close To Leyton Station
- Newly Refurbished
- Modern Fitted Kitchen
- Contemporary Bathroom
- Council Tax Band B
- Available November

A smartly finished and artfully arranged two bedroom apartment on the first floor of a Victorian conversion just moments from Leyton Jubilee Park and Coronation Gardens. The transport links of Leyton tube are also within easy reach.

Ideal for a couple, young family or professional sharers, this beautifully bright apartment available October.

REQUEST A VIEWING
 0203 397 9797

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 0203 397 2222

E4 & N17
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IF YOU LIVED HERE

You'll be stretching out in over 550 square feet of space, all appointed with the fruits of this fresh, top to bottom refurbishment. Your 180 square foot front lounge is a fine example, with brand new engineered hardwood floors in a rich oak finish. There's a wealth of natural light thanks to the large bay window, and a smart hearth in the chimney breast.

Next door the first of your two double bedrooms comes in at 110 square feet, with fitted wardrobes running from floor to ceiling either side of the chimney breast. Bedroom two's another double, dual aspect for masses of light and green views. Your sleek, brand new contemporary kitchen's dressed in smoky grey cabinets, and your bathroom's pristinely tiled from floor to ceiling.

Outside and, as noted, the open green spaces of Leyton Jubilee

Park are just five minutes walk away. Perfect for morning jogs and evening strolls, it's also home to the courts and sports facilities of Feel Good Too Sports Centre. Just as handy is High Road Leyton, your local social hub and home to a wide range of cafes, bars and restaurants.

WHAT ELSE?

- Leyton central line station, sat in zone three, is just ten minutes away on foot and will get you directly to Liverpool Street in sixteen, putting the City less than a half hour way door to door. Great for commuters.
- Just around the corner, The Leyton Technical is well worth a visit and makes an ideal new local. Strikingly designed inside and out, the menu is just as delectable as the decor.
- If you ever want to venture further afield of a weekend, then all the endlessly explorable post-2012 legacy delights of the Queen Elizabeth Olympic Park are yours after less than half an hour's stroll.



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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