



Reception room
13'3" x 11'10"

Bedroom
11'1" x 9'2"

Bathroom

Kitchen

Garden
29'6"

Bedroom
10'3" x 9'7"



CLAUDE ROAD, LEYTON
£1,795 Per Calendar Month
2 Bed Apartment - Conversion

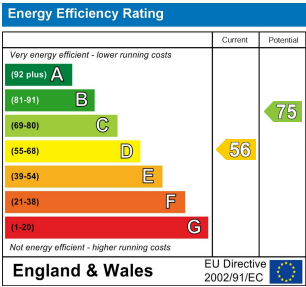
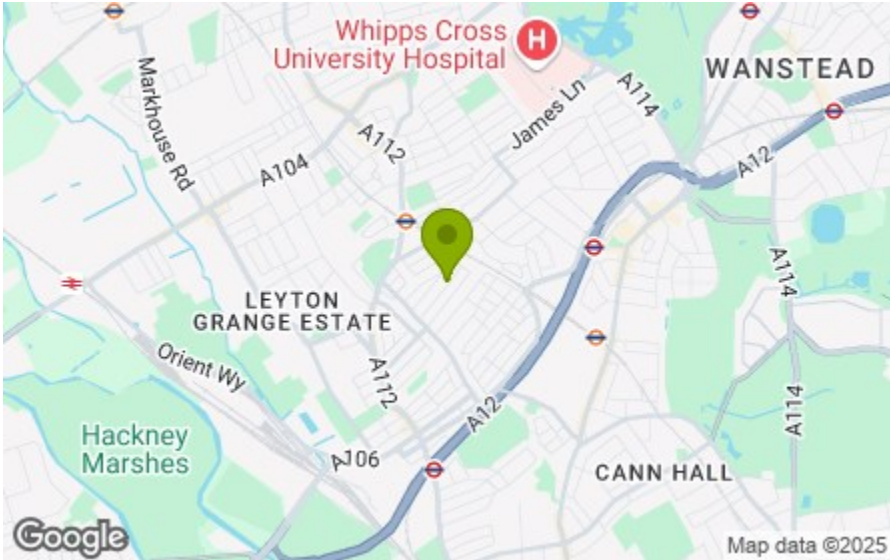


Features:

- Two Bedroom
- Victorian Conversion
- Ground Floor Flat
- Unfurnished
- Immaculate Garden
- Garden Studio
- Moments From Francis Road
- Available June
- 12 Months + Tenancy
- Council Tax Band B

A fabulously presented two bedroom, ground floor apartment, this handsome Victorian home benefits from a split level, bedecked garden where you'll find a studio promising the perfect space for working or creating to your heart's content.

Located in a leafy, residential street in the heart of one of Leyton's most desirable spots, this fantastic find is just a stone's throw from Francis Road where you'll be tempted by a wealth of artisanal shops, cafes, gourmet pubs and restaurants.



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IF YOU LIVED HERE

You'll be enjoying your gloriously light-filled hall leading into an ideally-proportioned 140 square foot living room, where a generous bay window floods the space with natural light bouncing off a pale blonde parquet timber floor. The glass transom above the door is a nice touch, letting in yet more rays from your sunny hall. Your kitchen is a well designed, practical affair, offering an integrated oven and gas hob, and featuring a granite style countertop contrasting boldly with honey wood units. Classic white tiles complete the unfussy, contemporary look.

Your two gorgeous, similarly sized double bedrooms of around ninety square feet, with warm-toned floorboards underfoot, mean no spats over picking the best room. Bone white ceramic floor and wall tiles in your bathroom provide an exceptionally bright space for unwinding, and over the tub a sparkling chrome showerhead is partitioned by a simple glass screen. Zingy, apple

green mosaic touches keep Design & Decor fresh for those early morning starts.

In your incredible, buzzy new locale, you'll enjoy the best of the neighbourhood right on your doorstep. Why not stretch out at Pause yoga, or have a mooch around Phlox Books – just five minutes on foot – succumbing to one of their excellent single origin Allpress espressos while you're there. Four minutes of sauntering takes you to Yardarm, where organic wines and craft beers will tempt you, while the boujie bakes at Wild Goose Bakery will rocket you to patisserie heaven. For downtime, it's hard to beat Abbotts Park, just ten minutes away on foot, with its tennis courts, children's adventure playground and opportunities for lush, leafy loafing.



WHAT ELSE?

- For parents, there is a choice of nurseries and pre-schools, along with fourteen 'Good' and 'Outstanding' primary and secondary schools within a mile.
- Claude Road benefits from residents' parking so drivers should always find a spot. You're a mere ten minutes from the North Circular here, too.
- Leytonstone tube is fifteen minutes on foot. Hopping onto the Central Line gets you to Liverpool Street in fourteen. Nearby Westfield in Stratford, just five minutes ride away, offers the mother of all shopping experiences, as well as interchange options for the DLR and Jubilee Line for Westminster or Canary Wharf.

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