

Kitchen / Reception Room
26'1" x 11'1"

Balcony
16'10" x 4'1"

Bedroom
9'3" x 8'2"

Bedroom
10'5" x 10'2"

Bathroom
6'9" x 6'3"

Shower Room

Total Area: 64.3 m² ... 693 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



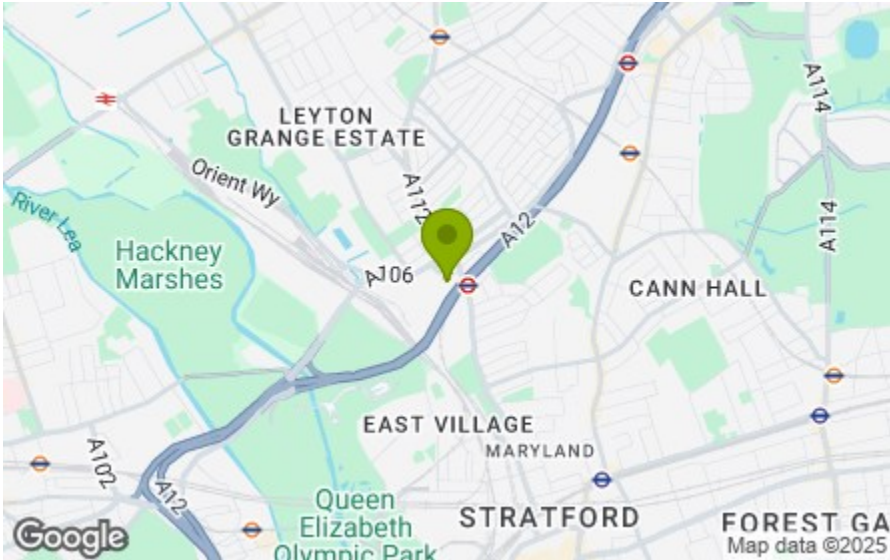
MAUD ROAD, LEYTON
£1,850 Per Month
2 Bed Apartment



Features:

- Two Double Bedrooms
- Open Planned Kitchen/Living Room
- Wood Flooring
- Balcony
- Opposite Leyton Station
- Two Bathrooms
- Immaculately Presented
- Available June
- 12 Months + Tenancy

This spacious first-floor two bedroom, two bathroom apartment in the modern low-rise Plaza Heights development is in a super-convenient location. Overlooking a walkway on the perimeter of the Leyton Mills retail park it's just a minute to Leyton tube station and a short walk to the Olympic Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B	82	82
(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	

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IF YOU LIVED HERE

Everything you need for an easy life would be on your doorstep, from the shops, cafes, restaurants, and gym in the retail park and along Leyton High Street, to the tube and open green spaces of the Olympic Park. The apartment has a logical layout, with a huge open-plan living space and a sunny south-facing covered balcony.

From your first floor front door, you come into an L-shaped central hallway with two built-in full height cupboards and doors to the living room, both bedrooms, and the shower room.

The open-plan living room is over 26 feet long, with a well-equipped galley kitchen at one end, with fitted wall and floor cabinets, integrated appliances, and a breakfast bar. There's plenty of space in the rest of the room for a dining table and sofas, and the almost entirely glazed south-facing end wall provides great natural light. An additional glazed door opens onto the decked and covered balcony that overlooks a walkway and has a glass balustrade and space for a table and chairs.

The main large double bedroom also has a glazed door onto the balcony, and an additional window. This is a bright and serene space, with a built-in wardrobe and an

en suite bathroom with a bath, washbasin, and WC. The second bedroom is 9'4" by 8'3", and again overlooks the balcony. It's across the hall from the shower room, which is mainly tiled and has a modern white suite.

The apartment is in a good condition throughout, with contemporary décor including white walls, wood floors, downlighters, and neutral décor.

WHAT ELSE?

- You're right at the heart of Leyton, with the retail park on your doorstep and the eclectic range of independent shops, bars, and cafes along Leyton High Road just a short stroll away.
- The 560-acre Queen Olympic Park with its extensive green spaces and world-class sporting facilities is just a ten minute walk or three minute cycle from your door.
- Transport connections are excellent. Leyton tube station is opposite the building, and from here you can hop on the Central Line for fast direct journeys to Stratford (2 minutes), the City (12 minutes), and the West End (22 minutes).



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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