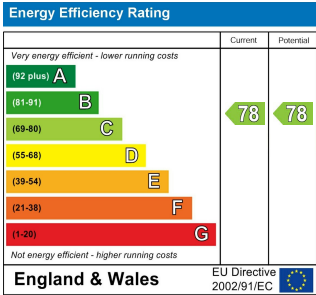




Second Floor

Total Area: 47.8 m² ... 514 ft²

All measurements are approximate and for display purposes only.



LEA BRIDGE ROAD, LONDON  
£1,595 Per Calendar Month  
1 Bed Flat



Features:

- Available September
- Private Parking Available
- Second Floor Apartment
- Open Plan Kitchen/Reception
- Spacious Double Bedroom
- Contemporary Bathroom
- Neutral Decor Throughout
- Good Transport Links

A flawlessly finished, fabulous second floor one bedroom apartment, perfectly pristinely presented in a handsome brick fronted development. A stylish sanctuary with designated parking and amazing transport links, all just minutes from the picturesque historical hub of Walthamstow Village.

You're amazingly located for commuting or exploring, with Leyton Midland Road for the Overground just over half a mile away and Walthamstow Central Station for the speedy Victoria line, less than a mile away on foot. Wood Street Station is under a mile down the road too and will whisk you to Liverpool Street in under thirty minutes.

REQUEST A VIEWING  
0203 397 9797

**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

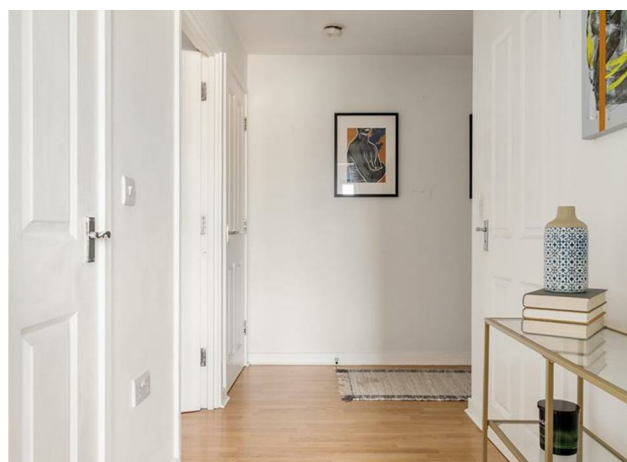
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#### IF YOU LIVED HERE...

You'll be instantly impressed by the immaculate Design & Decor in your majestically modern 256 square foot open plan living/ kitchen area. A joyous Juliet balcony washes the room in natural light, showcasing the pristine white walls and the stylish Scandinavian wood style floors that flow underfoot. Your sumptuous space is large enough to hold a sofa area and dining table for legendary dinner parties. You can cook up some dreamy dishes in your kitchen area, with capacious white cabinets and terrific teal letterbox tiling, plus a lengthy worksurface that tops ingeniously integrated appliances.

Your soft sage green 115 square foot bedroom has soft neutral carpet underfoot and presents another large feature window, the perfect zen oasis to relax after a long day. As you move into your brilliant bathroom, flawlessly finished in large on-trend grey tiling making a beautiful backdrop to your sparkling suite and your luxuriously lengthy tub, with overhead shower. The

perfect place to soak the cares of the day away.

You're perfectly poised to stroll to the historical hamlet of Walthamstow Village, with the social hub of picturesque pedestrianised Orford Road just half a mile away, you'll be tempted to try every cafe lining the street. May we recommend Froth & Rind, a great place to have a coffee and discover new events, businesses and classes in the area and check out some exciting exhibitions by local artists. With wonderful Wingfield Park on the way into the Village, less than ten minutes from your door and luscious Knotts Green enveloping your development, you'll not be short of options for a brisk morning jog or a perfect picnic spot.



#### WHAT ELSE?

- To wow your friends you can stroll for fifteen minutes to Hollow Ponds, hire a boat and marvel at the majestic scenery of the ancient Epping Forest, don't forget to bring your camera to capture the magic.?- A long 111 year lease means no renewal headaches.
- Just a six minute stroll away is The Castle, this beautiful book lined bar serves up one of the best Sunday roasts in the borough and make sure to keep an ear out for brilliant impromptu sing songs on the piano.

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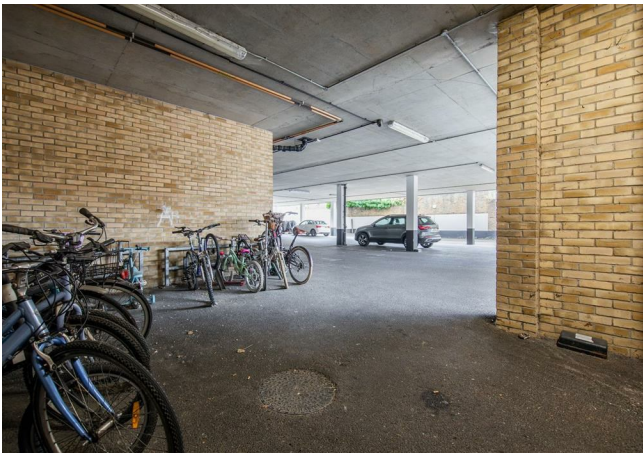




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**Entrance Hallway**

**Kitchen / Reception Room**  
23'0" x 8'8"

**Bedroom**  
11'5" x 10'6"

**Bathroom**  
7'2" x 5'6"



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