

Kitchen/Lounge/Diner
15'4" x 25'4"

Bathroom
6'5" x 7'6"

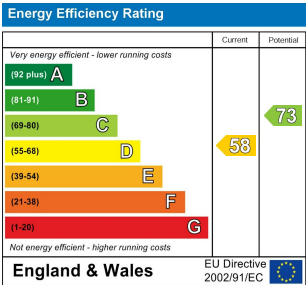
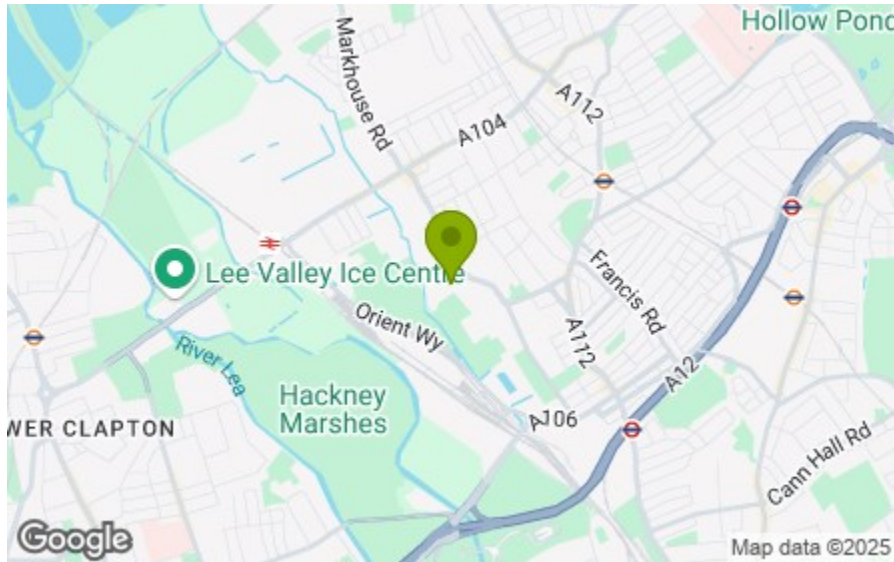
Bedroom
9'5" x 11'10"

Bedroom
14'0" x 10'4"

Ensuite

Total Area: 73.3 m² ... 789 ft²

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.



SIMONDS ROAD, LEYTON

£2,195 Per Calendar Month
2 Bed Apartment - Conversion



Features:

- Available September
- Two Bedrooms
- Two Bathrooms
- Beautifully Presented
- Quiet Residential Location
- Short Walk to Leyton Midland Station

A fabulously presented two-bedroom, first and second floor apartment close to great transport links. This heavenly home has been exceptionally extended into the loft, with flawless design & decor that immediately impresses.

Sat atop a mid-terrace, redbrick Victorian conversion, with maximum kerb appeal, this charming property sits in a sought-after residential street with stellar wining and dining options close by, as well as lush natural spaces within easy reach.

REQUEST A VIEWING
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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
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E17 & E10
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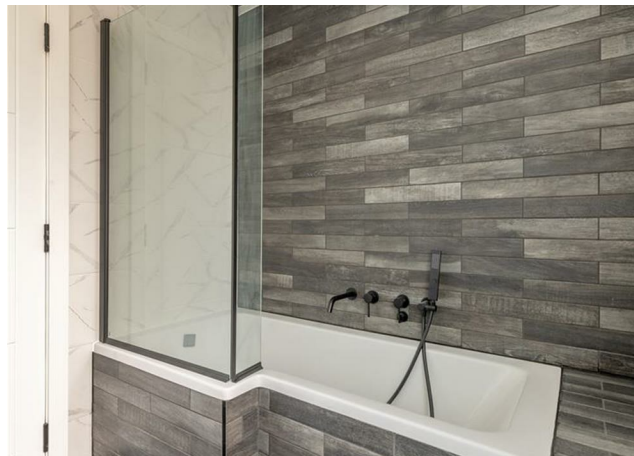
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IF YOU LIVED HERE...

You'll be welcoming guests into your spacious entrance hall, with handy dedicated storage, leading to your vast 350 square feet lounge/diner. Here, honey-hued oak boards team with chic anthracite kitchen units for next-level style. There's plenty of room for dining, and generous windows at both ends flood this serene space with natural light. You have a beautiful bedroom and a super-smart bathroom in stylish greys, with marbled wall tiles setting the design bar high.

Upstairs you have a principal bedroom of around 130 square feet, smoky grey carpet underfoot adds a cosy vibe and, for an elevated touch, shining chrome sockets add some sleek

elegance. A smart en suite, with geometric-patterned floor, is classically minimal for a chic aesthetic. Finally, a large skylight has your sanctuary basking in copious daylight for upbeat mornings.

Your new locale was voted as one of the best places to live in the UK in 2019 by the Sunday Times. You have a thriving community of independent shops, restaurants, bars and amenities around High Road Leyton, and Francis Road is just seventeen minutes on foot. Gravity Well Taproom nestles in a railway arch just sixteen minutes away, serving an array of artisanal craft beers, while nearby Perky Blenders - Project 660, has exceptional espressos for caffeine cravers on-the-go.



WHAT ELSE?

- Leyton Midland Road is fifteen minutes walk for the Gospel Oak to Barking line, and a speedy switch to the Victoria line for Kings Cross and the West End. Alternatively, make use of the Overground for an easy route to Southend and seaside promenades.
- Your new local is The Hare & Hounds, thirteen minutes on foot, a heavenly hideaway with a 'secret' garden, for craft beers, cocktails and comedy nights.

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