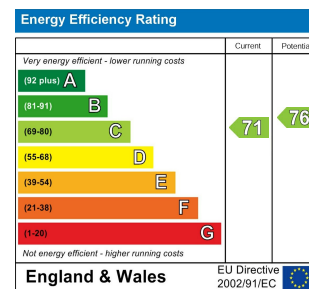


Hallway
 Open Plan Kitchen / Living
 15'8" x 12'9"
 Bedroom
 12'1" x 8'6"
 Bathroom
 12'1" x 5'6"

TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.4 SQ.M.)

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
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WALLWOOD ROAD, LEYTONSTONE

£1,400 Per Calendar Month
 1 Bed Apartment - Conversion



Features:

- Short Let 2 to 4 Months
- Close to Leytonstone Station
- Original Wood Flooring
- Period Conversion
- One Double Bedroom Flat
- Permit Only Parking
- Holding Deposit: equivalent to one week's rent capped at £400
- Fully Furnished
- Available to one Household
- Utility Bills not Included

Short Let. A pristine and spacious one double bedroom first floor apartment in a beautiful period building, set back from the road, in Leytonstone. You have an open plan living space, and you're ideally located for transport with the independent artisan shops and bars of Francis Road also within easy reach.

Wanstead Flats - some of the widest, wildest open green space for miles around - is a three quarter mile on foot, perfect for picnics and leisurely strolls. Regular health walks and Parkruns also make this a great place to hit your fitness goals while meeting the community.

REQUEST A VIEWING
 0203 397 2222

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

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

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IF YOU LIVED HERE...

You'll be stretching out in your generous open plan kitchen/lounge which comes in at over 190 square feet with lovingly-restored original floorboards underfoot, a dining area with leafy views and a kitchen decked out in gleaming metro tiles and a smart white suite.

Next door you'll find your tranquil double bedroom complete with a luxurious grey carpet underfoot, pristine white walls and more leafy views. Through to the bathroom and you have a glorious gleaming white space dressed in more of those sparkling metro tiles, a tub and handsome slate tiling underfoot.

Leytonstone tube station is just five minutes away on foot, and will get you directly to Liverpool Street in fourteen minutes, or Tottenham Court Road in twenty three, via the Central line. Leyton Midland overground is just as handy for the Gospel Oak to

Barking line, ideal for leisurely Sunday strolls on Hampstead Heath or an array of other comprehensive transport connections.

WHAT ELSE?

- Part-pedestrianised go-to spot Francis Road is a mere fourteen minutes on foot; be sure to check out Yardarm's organic wine and pastries in their charming herb garden or the braised lamb shanks at sustainable restaurant Marmelo Kitchen.

- For your new local may we recommend the Heathcote and Star? A wonderful gastropub with an artful interior, ping pong tables and huge beer garden. It's a mere eight minutes away on foot.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life.

The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton.

Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history.

With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

REQUEST A VIEWING
0203 397 2222

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