



First Floor

Total Area: 52.3 m² ... 563 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	73
		EU Directive 2002/91/EC	



HIGH ROAD LEYTONSTONE, LONDON

£1,625 Per Calendar Month
 2 Bed Flat



Features:

- Two Bedrooms
- Located on First Floor
- Open Plan Kitchen
- Secure Entrance
- On Leytonstone High Road
- 12 Months Tenancy +
- Permit Only Parking
- Holding Deposit: equivalent to one week's rent capped at £400

E11, E7, E12 & E15
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REQUEST A VIEWING
 0203 397 2222



IF YOU LIVED HERE...

Step inside and that substantial open plan kitchen and reception is at the end of your hall. Blonde hardwood runs underfoot from front to back, walls are finished in soft cream to maximise the natural light flowing in from the dual aspect, and your kitchen area's decked out in complementary cabinets and contrasting countertops.

Next door your bathroom's a classic affair, fully tiled in white with a statement strip of black mosaic,

slate grey vinyl underfoot and a shower over the tub. Bedroom one is a solid double of 100 square feet, carpeted, with a street view. Finally your principal sleeper totals 150 square feet and sits at the corner, for wraparound views and natural light.? Step outside and all of your day to day amenities are literally on your doorstep, while Leytonstone tube station, as noted, is just four minutes' walk away. From here the Central line will get you straight to Liverpool Street in fourteen minutes for a speedy door to door City commute of less than twenty. Heading to the West End? Tottenham Court Road is just nine minutes further.



WHAT ELSE?

- Your new local could be the statuesque Red Lion, Public House, Hotel and Ballroom. A glorious, family friendly gastropub just a moment from your new front door.
- You have a secure cycle hanger right outside, and cyclists can join an ever growing network of protected paths, running down the high road, almost seamlessly to Whitechapel and the City.
- The wild wide open, endlessly explorable greenery of Wanstead Flats and Epping Forest starts just five minutes walk away. Perfect for a morning run, afternoon picnic, or evening stroll.

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