



Third Floor

Total Area: 46.9 m² ... 505 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		56	65
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HAINAULT ROAD, LONDON

£1,700 Per Calendar Month
 2 Bed Flat



Features:

- Two Double Bedrooms
- Third Floor
- Separate Kitchen
- Short Walking Distance to Overground Station
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

A neat and smartly appointed two bedroom apartment on the third floor of handsome brick development, just moments from Leyton Midland Road station and its railway arches crammed with attractions. Leytonstone tube is also within easy reach.

You have a modest balcony leading off the kitchen, with rooftop views over E10

REQUEST A VIEWING
 0203 397 2222

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

E4 & N17
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 0203 369 6444

E17 & E10
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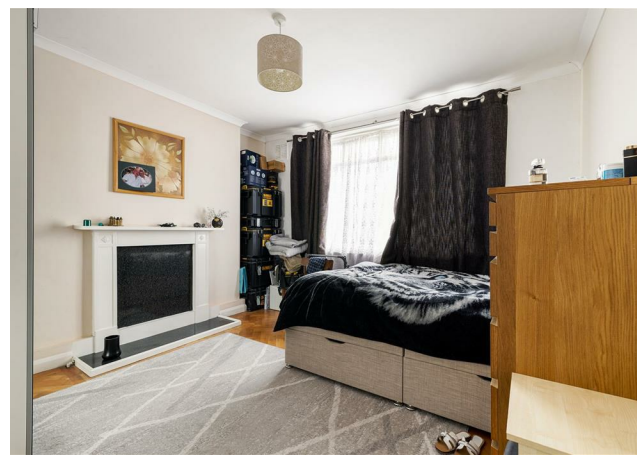
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IF YOU LIVED HERE...

Step inside and your first bedroom is immediately to the right, a generous double of around 100 square feet with a simple cream paintjob and blonde hardwood floors. Your reception room is next door, still more sizeable at 130 square feet, with a jet black vintage hearth sat in a pristine white mantel.

Next off the hallway is bedroom two, a similarly sized and styled double. The flexible layout means that either bedroom can serve as a reception or study, and vice versa. Elsewhere your kitchen's decked out in white

cabinets matching metro tile splashback and a full suite of appliances, while your bathroom's fully tiled from floor to ceiling.

Outside, Leyton Midland Road overground is less than a half mile on foot for the Gospel Oak to Barking Riverside line, your direct connection to the River Thames. From here it's just a two stop hop to Blackhorse Road and the Victoria line. Underneath the arches you'll also find the effervescent craft brewed delights of Gravity Well Taproom and the award winning Burnt Smokehouse. Both well worth a visit.

WHAT ELSE?

- Leytonstone tube station is around a ten minute walk for speedy, direct connections to the City and West End via the Central line.
- Looking to stretch your legs? The wide open greenery of Epping Forest and Leyton Flats is just a fifteen minute stroll. Explore a little further for Hollow Ponds, where you can hire row boats on a summer afternoon.
- For your new local, check out the Heathcote & Star a much loved community favourite, with regular events and great food.

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