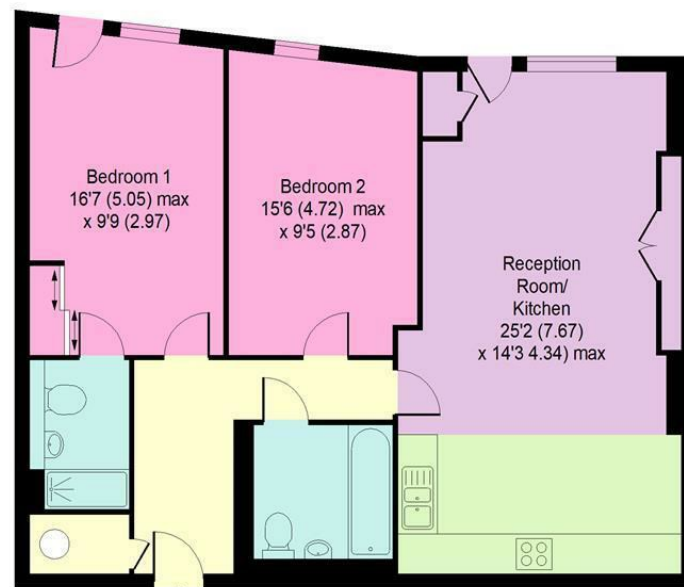




Hainault Road, London
£1,900 Per Calendar Month
 2 bed, Apartment - Purpose Built

Brunel House

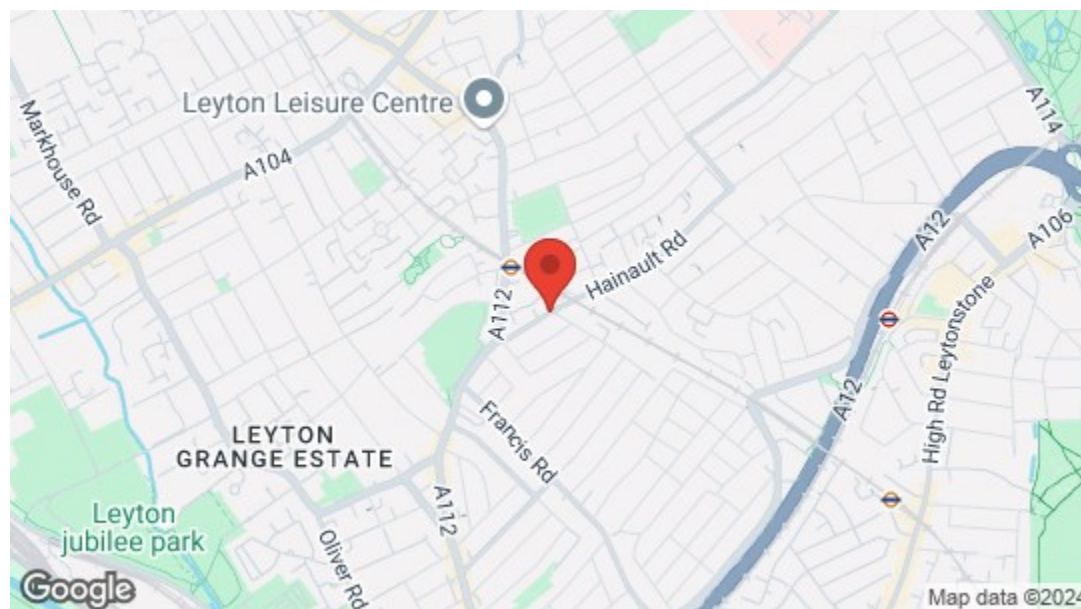
APPROX GROSS INTERNAL FLOOR AREA 849 SQ FT 78.8 SQ METRES



THIRD FLOOR
 abt 849 SQFT (INTERNAL)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Anthony Pepe
 www.londonpropertyassessments.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





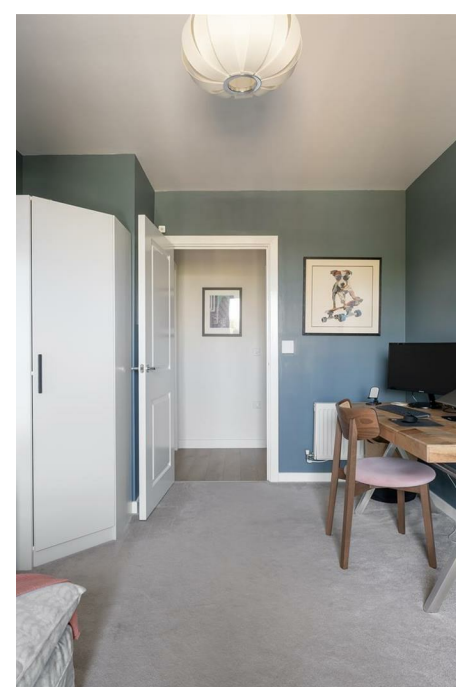
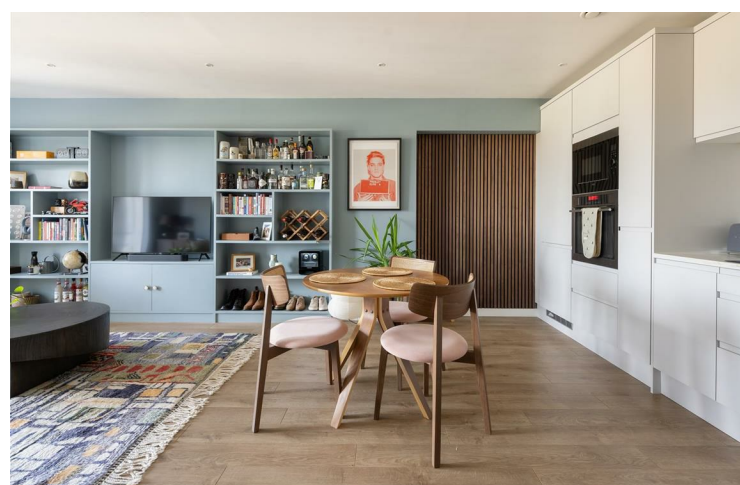
Features

- Two Double Bedroom Apartment
- Two Bathrooms
- Large Open Plan Kitchen and Reception
- Newly Decorated
- Newly Fitted Kitchen
- 12 Month Tenancy +
- Moments from Leyton Midland Station
- Short Walking Distance to Francis Road
- No Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400



A smartly appointed and naturally bright two bedroom, two bathroom apartment on the third floor of a modest, contemporary development with communal gardens. You're also less than five minutes on foot from Leyton Midland Road overground.

The open greenery of Abbots Park is just five minutes walk away, with tennis courts and kids' playgrounds.



- The charming hub of Francis Road is around ten minutes away on foot, home to a range of independent cafes, a record store, flower shop and more.
- Leytonstone tube is just a half mile on foot for the Central line, and speedy, direct connections to the City and West End.
- If you really want to lose yourself in nature, the endlessly explorable greenery of Epping Forest and the blue waters of Hollow Ponds are around a twenty minute walk or five minute cycle. Hire a row boat to explore the waterways on a summer afternoon.







➤ Handsome engineered oak hardwood flows underfoot as you enter, running from the broad welcoming hallway on into your substantial, 350 square foot, open plan kitchen and reception. Dual aspect, with floor to ceiling windows framing rooftop views, walls are elegantly finished in soft turquoise walls, ranks of cream kitchen cabinets line the kitchen and modern timber panelling provides a designer flourish.

Elsewhere, both bedrooms are solid doubles of over 150 square feet apiece, freshly redecorated and with more floor to ceiling windows for floods of natural light. The principal sleeper features a sleek, boutique en suite shower room with oversized vanity mirror, while your family bathroom, similarly styled, sits off the hallway with a shower over the tub.

Outside and, as noted, Leyton Midland Road overground is just a couple of minutes away for the Gospel Oak to Barking Riverside line, from here it's just a two stop hop to Blackhorse Road and the Victoria line. The Leyton Midland Road railway arches are also well worth a bit of exploration; here you'll find craft brewed delights at Gravity Well Taproom and critically acclaimed BBQ at Burnt Smokehouse.

