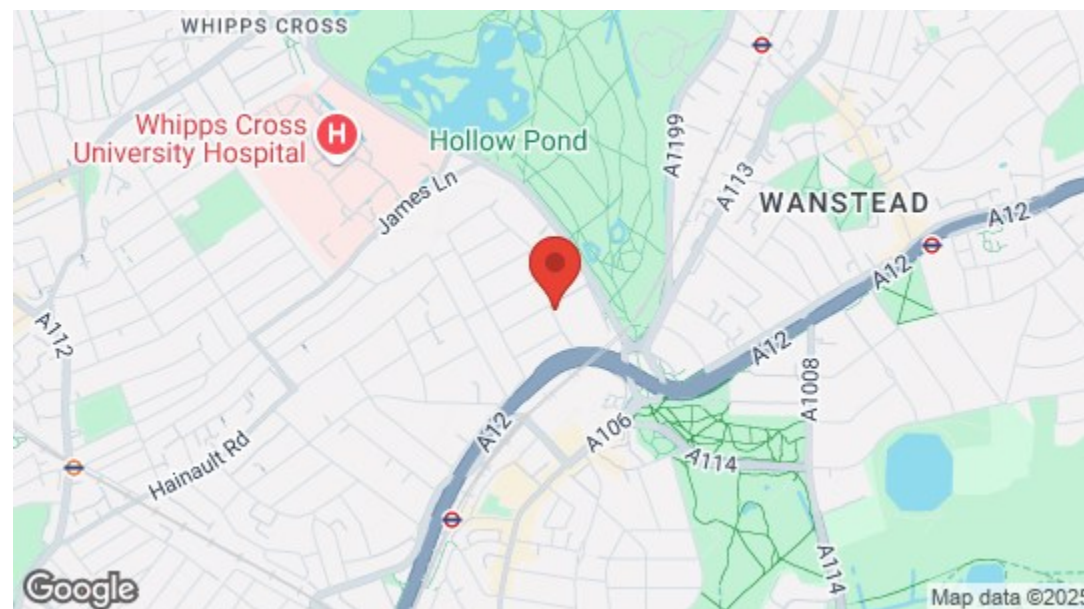


Upper Ground Floor



Lower Ground Floor

Total Area: 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



Teesdale Road, Leytonstone  
**£1,700 Per Calendar Month**  
2 bed, Apartment - Conversion



→ E17 Office  
236 Hoe Street  
E17 3AY  
0203 397 9797  
hello17@stowbrothers.com

→ E11 Office  
117a High Street  
E11 2RL  
0203 397 2222  
hello11@stowbrothers.com

→ E4 Office  
1 Bank Buildings,  
The Avenue, E4 9LE  
0203 369 6444  
hello4@stowbrothers.com

stowbrothers.com  
f @stowbrothers

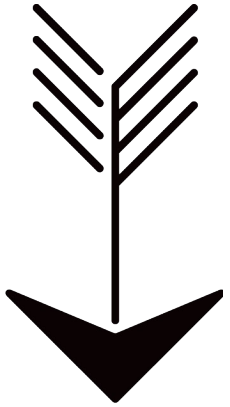




## Features

- Victorian Conversion
- Two Bedrooms
- Split Level
- Upper Leytonstone Location
- Close to Hollow ponds
- Good Decorative Order
- Walking Distance to Leytonstone Station
- Street Parking
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

Spread out over two floors in a striking Victorian property in Upper Leytonstone, this two-bedroom apartment has a fantastic sense of space, as well as a terrace and smart decor throughout. Hollow Ponds at the tip Epping Forest is a mere block away, while other amenities include Leytonstone station - just 10 mins on foot. The charming Wanstead and Bushwood areas are both walking distance of the chain-free property, too.



### WHAT ELSE?

- As well as being close to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line - handy if you want to nip to the Essex seaside.
- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats, once the favoured hunting ground of Henry VIII. Hollow Ponds, at the tip of Epping Forest, is also walking distance.
- Need to buy everything on your shopping list in one convenient swoop? Get off the Central line two stops down from Leytonstone at Stratford and visit the epic Westfield.
- You're spoilt for choice when it comes to a new local, but be sure to try out Out of Woods, a stylish new cafe has landed in a former butcher's.









## ➡ IF YOU LIVED HERE...

If you don't already know this neighbourhood, you'll quickly understand why it's so popular, with those tree-lined streets and its cosy position between the action of Leytonstone and serenity of Epping Forest's ancient woodlands.

Once inside your home, you'll love the amount of space - it comes in at 583 square feet, with a clever layout that sees it unfolding over two floors. Enter via the upper ground floor and you'll find two smart bedrooms either side of the hallway. Of course, you have the option of using one as an office if preferred - you've got a really versatile layout to work with.

Head to the lower ground floor and you'll come across your spacious reception, where light flows in from the enclosed terraced. You'll love the contrast that the blue feature wall brings to the otherwise neutral palette. The adjoining kitchen is sleek and modern, leading onto the equally contemporary bathroom.

As for the location, it couldn't be better; you're around ten minutes from the much-loved taqueria Homies on Donkeys (winner of BBC2's Britain's Top Takeaway), while the burgeoning Grove Green Road neighbourhood is less than a mile for more perks such as eclectic multipurpose space, the Filly Brook.

You're also brilliantly near the sought-after Bushwood area, where there are more excellent perks, including the North Star, a friendly pub that famously serves up the winning combo of both Thai food and pizza.

Needs to escape further afield? Leytonstone tube is 10 minutes on foot, where you can nip into the West End in less than half an hour.

