

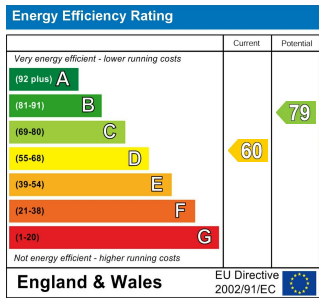
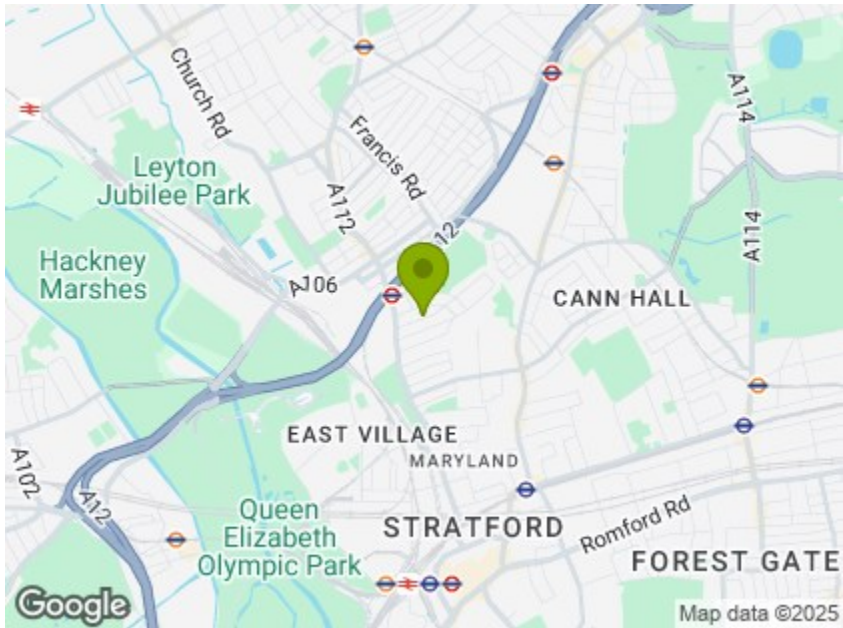


GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1420 SQ.FT. (132.0 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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FRITH ROAD, LEYTONSTONE

£2,800 Per Month
4 Bed House - Terraced



Features:

- 4 Double Bedrooms
- 3 Bathrooms
- Open Plan Kitchen / Lounge
- Low Maintenance Garden
- Stylish Kitchen
- Close to Leyton Tube
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400
- Available for One Household

A beautiful and spacious, four bedroom Edwardian terrace with vintage touches spread across three floors and perfectly located just a four minute walk from Leyton underground station. You have a wealth of perfectly pristine social space, an expertly landscaped private garden, and a penthouse.

E11, E7, E12 & E15
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IF YOU LIVED HERE

You'll be enamoured by the vintage moulding exterior before you've even taken your first step into the house. Through the hallway and you'll find more of the same ornate period touches before you come to the capacious 570 square foot open plan lounge/kitchen. Dual aspect with a classic bay window adorned with plantation shutters, handsome timber floorboards underfoot and ebony vintage hearth. Head through to the dining area for a constellation of recessed spot lighting overhead, into the kitchen and it's decked out in olive metro tiles and sleekly fitted chrome appliances, with a wealth of social space. There's also a study with a bay window on this floor, plus an en suite.

The garden is accessed via the kitchen and is a covetable mix of flawless low-maintenance Tru-lawn and light paving leading to a pristine patio dining area, colourful raised beds (with an olive backdrop) and high exposed brick and timber fences for privacy. Back inside and up the stairs to the you'll find the

immaculately contemporary family bathroom and three impeccable double bedrooms, the covetable master coming in at 190 square feet with another bay window with plantation shutters, an ebony hearth and plush carpet underfoot. Up to the second floor is the jewel in the crown – the 300 square foot skylit penthouse with a Juliet balcony and en suite.

In the heart of East London's Leyton neighbourhood, you're thirteen minutes on foot away from the fabulous facilities of the Queen Elizabeth Olympic Park - its open green spaces are home to the famous ArcelorMittal Orbit as well as London Stadium, Velopark, Lee Valley Hockey and Tennis Centre and the delightful Wetlands Walk. Plus the fast-growing attractions of 'London's Hippest Postcode' and original home to the 2012 Olympic athletes, East Village.



WHAT ELSE?

- You have an excellent choice of local schools, with seventeen primary/secondaries within a one mile radius rated 'Good' or better by Ofsted and including the 'Outstanding' Chobham Academy just eleven minutes on foot.
- Leyton tube is just a four minute stroll away and will get you directly to Liverpool Street in only eleven minutes, or Tottenham Court Road in twenty.
- The open green and blue space of Langthorne Park is just a seven minute walk, with gardens, sports courts, outdoor gym and many other facilities.

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Lounge
12'5" x 11'5"

Kitchen
21'7" x 14'9"

Study
13'9" x 10'2"

Bathroom
9'2" x 2'11"

Bedroom
14'9" x 12'5"

Bedroom
10'9" x 9'2"

Bathroom
9'2" x 6'2"

Bedroom
11'1" x 9'2"

Bedroom
22'3" x 13'9"

Bathroom
9'6" x 7'6"



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