

Reception Room  
12'4" x 9'9"

Bedroom  
10'7" x 9'9"

Bedroom  
6'10" x 6'8"

Kitchen  
9'8" x 9'3"

Bathroom  
9'8" x 6'9"



## NORMAN ROAD, LEYTONSTONE

£1,600 Per Calendar Month  
2 Bed Apartment



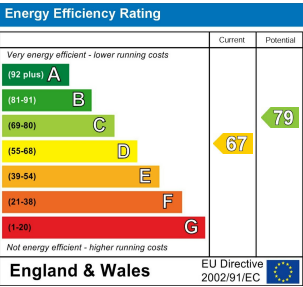
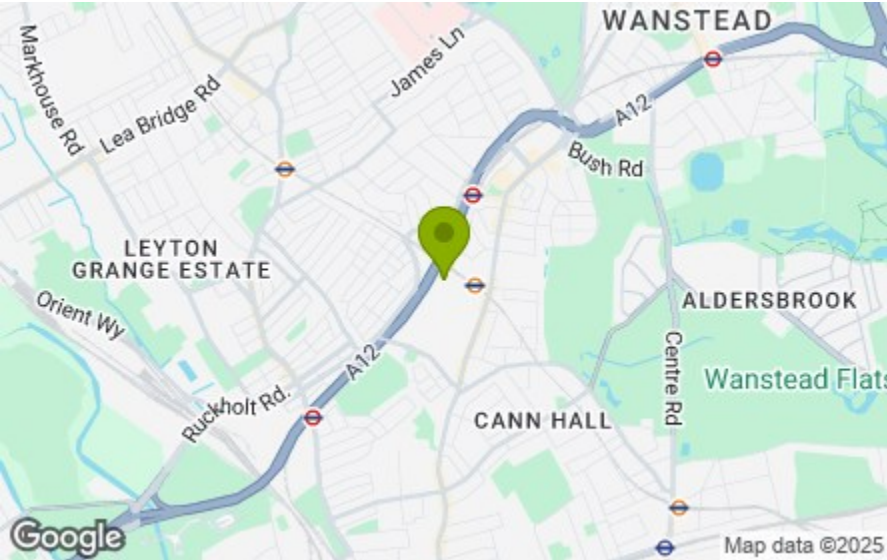
### Features:

- Two Bedroom Flat
- First Floor
- Separate Kitchen
- Private Garden
- Minimum 12 Months Tenancy
- Walking Distance to Underground
- Holding Deposit: equivalent to one week's rent capped at £400
- Parking Permit Only

A bright, smart and freshly finished two bedroom ground floor apartment, with dedicated entrance and private rear garden. You're sat right in the heart of Leytonstone here, within easy reach of cafes, bars, restaurants, tube links and green spaces.

Leytonstone High Road overground is also very close, just five minutes walk for the Gospel Oak to Barking Riverside line. Now a direct route to the banks of the Thames.

REQUEST A VIEWING  
0203 397 2222



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### IF YOU LIVED HERE...

You'll step under the signature archway set into that handsome brick frontage, and through your private front door into more than 550 square feet of living space. Your bright reception is first on the right, bay windowed and finished in a soft cream palette. Next door is bedroom one, a matching sizeable double with integrated floor to ceiling wardrobes.

Bedroom two is generous single, with more of that cosy carpeting. Straight ahead sits your kitchen, decked out in a generous suite of pine cabinets topped with quartz effect counters and home to a stainless steel hob and oven. Hardwood effect vinyl runs underfoot. Finally your kitchen is a sleek, bright affair, tiled from top to bottom with classic chessboard underfoot.

Outside and Leytonstone tube is a mere half a mile on foot. With

direct fourteen minute runs to Liverpool Street and twenty three minute connections to Tottenham Court Road via the central line, you have both the City and West End around a half hour away, door to door. If you're staying local then our foodie destination of Francis Road is just ten minutes walk for a fine range of independent cafes, coffee shops and bars.

### WHAT ELSE?

- For your new local, check out the nearby Heathcote & Star. Just a five minute stroll for a fine range of real ales and wines, a much-loved menu, beautiful beer garden and regular events.
- This apartment is available now.
- You have direct access to the private garden, a generous rear courtyard, flanked by timber fencing and greenery.



### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JON VASSALLO  
ASSISTANT LETTINGS MANAGER

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