

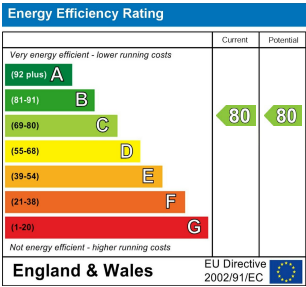
Total Area: 49.9 m² ... 537 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Reception Room
17'7" x 14'8"

Bedroom
12'5" x 12'0"

Bathroom
7'1" x 7'2"

Balcony
11'8" x 4'2"



FOREST ROAD, LONDON

£1,550 Per Calendar Month
1 Bed Flat



Features:

- Available 4-6 Months
- One Bedroom
- Second Floor
- Open Plan Kitchen Reception
- Balcony
- Walking Distance to Station
- Parking for Additional Cost
- Underfloor Heating
- Secure Entrance
- Holding Deposit: equivalent to one week's rent capped at £400

Set within a smart purpose-built development, this immaculately finished one-bedroom apartment has plenty of highlights, including the huge open plan living area, private balcony and an abundance of nature light. It's all a short walk to Hollow Ponds at the tip of Epping Forest, while the urban buzz of Leytonstone can be found just as close to home. You've even got easy access to Wanstead, Walthamstow and Leyton. No wonder this part of Upper Leytonstone is so sought-after...

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IF YOU LIVE HERE...

Set on the second - and top - floor, your open plan kitchen/lounge/diner will be the fantastic heart of your home, with plenty of room for spreading out. The decor is neutral, so you can enjoy the minimalist style, while the timber accents bring a feeling of warmth. The kitchen area is just as polished, with sleek units and integrated appliances. It's pleasingly tucked to the side, but the entire space is gloriously open plan, with light flowing throughout.

The bedroom is a spacious double with more pristine decor, as well as soft carpeting and in-built storage. Finally the bathroom has been stylishly finished with sparkling fittings

and an over-tub shower.

As for the location, it couldn't be better... The main hub of Leytonstone is a short stroll, where you'll find foodie hot spots like Panda Dim Sum, Homies on Donkeys and Mum Likes Thai Food. The burgeoning Grove Green Road neighbourhood is just as near, where you can take your pick from Filly Brook, Heathcote & Star and Arch Deli.

Needs to escape further afield? Leytonstone station is a short walk, where you can nip into the West End in less than half an hour. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.



WHAT ELSE?

- If you're craving more nature yet, Wanstead Flats (used to graze cattle as recently as 1996) is a short stroll away, perfect for Sunday strolls or picnics.
- Leyton Midland Road Overground is only slightly further than Leytonstone station for the Suffragette Overground.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leytonstone High Road. Tesco Superstore is a short walk away.

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