

Reception room  
15'1" x 10'2"

Bedroom  
11'5" x 9'2"

Bathroom

Kitchen  
10'9" x 9'6"

Roof garden  
14'9" x 14'9"

Bedroom  
16'4" x 13'9"



## HIGH ROAD LEYTONSTONE, LONDON

£1,750 Per Month  
2 Bed Flat



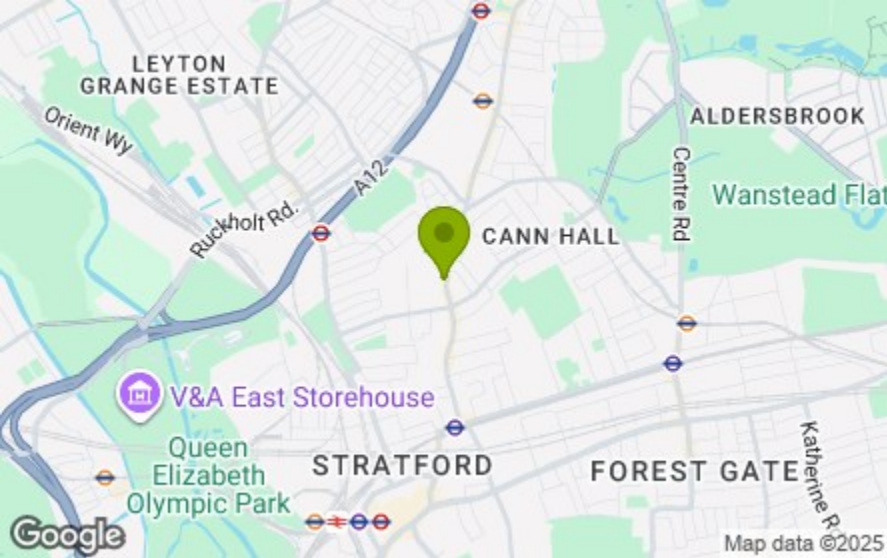
### Features:

- Two Double Bedrooms
- Available Mid-January
- Recently Decorated
- Roof Terrace
- Split Level Flat
- Spacious
- Close to Transport Links
- Permit Parking Only
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

An impeccably refurbished two bedroom apartment, laid out across two floors of a spacious conversion on Leytonstone High Road, with all its transport links, amenities, shops, cafes and bars right on your doorstep. There's an extremely generous, stepped loft room and you have a private roof terrace.

Equally ideal for a couple, young family or professional sharers, the property is available immediately.

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0203 397 2222



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-60) C		
(55-58) D		
(51-54) E		
(47-49) F		
(45-46) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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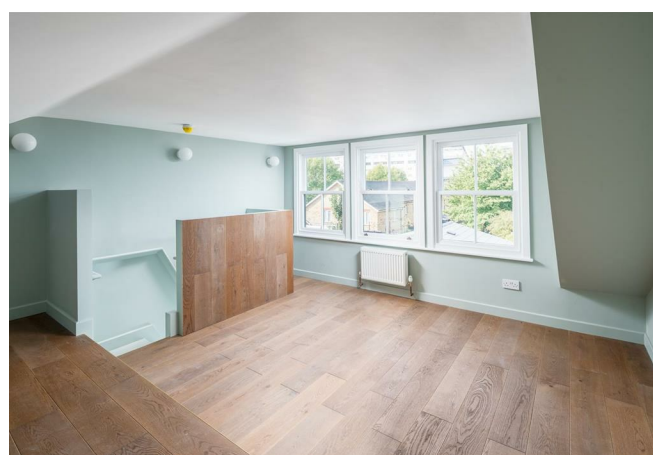
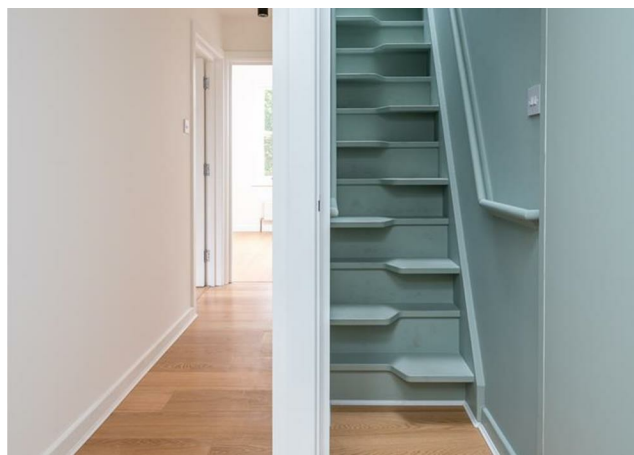
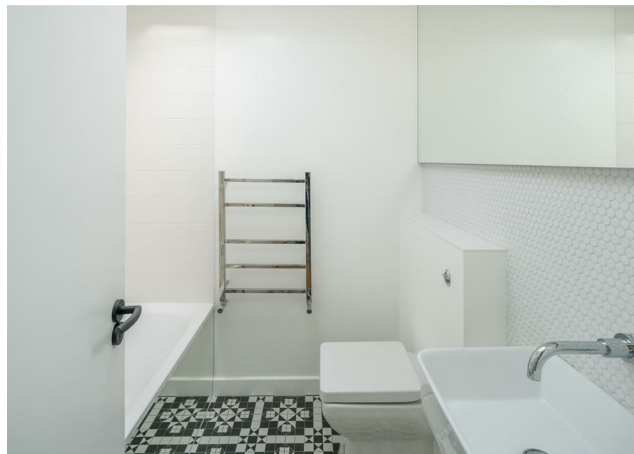
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## IF YOU LIVED HERE...

You'll be enjoying boxfresh Design & Decor throughout, with plenty of striking designer touches. The front reception totals 150 square feet, with a striking exposed brick hearth. There's a second exposed brick hearth in your 100 square foot first floor double bedroom, and pristine engineered hardwood underfoot in both rooms. The bathroom's just as impeccable, with stylish mosaic hexagonal tiling and on-trend designer fittings.

The first floor is completed by the particularly striking kitchen; with sleek pale blue and white cabinets, stylish fittings and a large pair of patio doors leading out onto your

roof garden, a 225 square foot deck with pleasant views that's perfect for all manner of uses. Upstairs, the master bedroom is more than 200 square feet, with broad engineered hardwood underfoot and a stepped semi-stage area with huge creative potential.

Outside, Leytonstone High Road is on your doorstep, while Leyton tube is just over half mile on foot. From here Liverpool Street is just sixteen minutes away via the Central line and the West End is just a little further; you can be in Oxford Circus in twenty seven minutes. Alternatively Maryland overground station is just as close, and only one stop from Stratford, for international destinations, the Queen Elizabeth Olympic Park and Westfield shopping centre.



## WHAT ELSE?

- The increasingly popular social hub of Winchelsea Road is well worth the fifteen minute walk, home as it is to the Wanstead Tap bar and beer shop, Arch Rivals restaurant and Burgess & Hall wines.
- Current and prospective parents will be pleased to know you have twenty primary/secondary schools within a one mile radius, all rated 'Good' or better by Ofsted.
- The open green and blue space of Langthorne Park is just a couple of minutes walk, with gardens, sports courts, outdoor gym and many other facilities.

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