

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for sizes of items of furniture. Amenity space is indicative only.

 **Leyton Green Road, London**  
**Offers In Excess Of £615,000 Leasehold**  
**3 Bed Maisonette**



**Energy Efficiency Rating**

Rating	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

**England & Wales** EU Directive 2002/91/EC





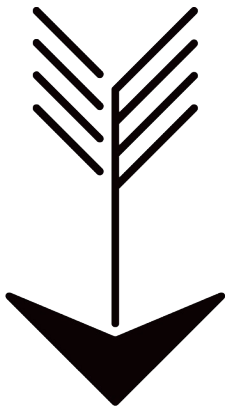
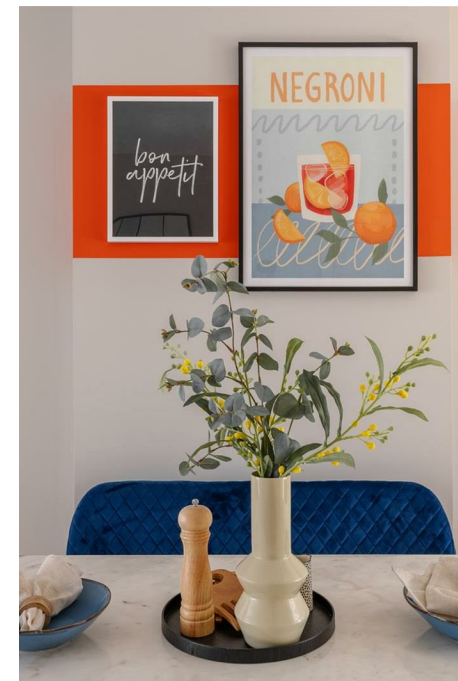
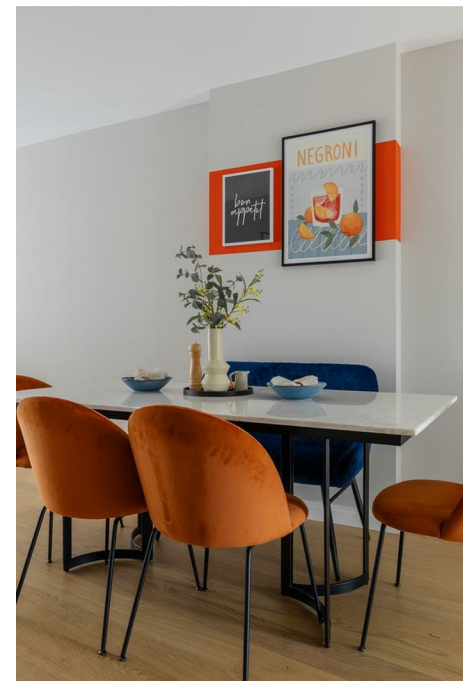
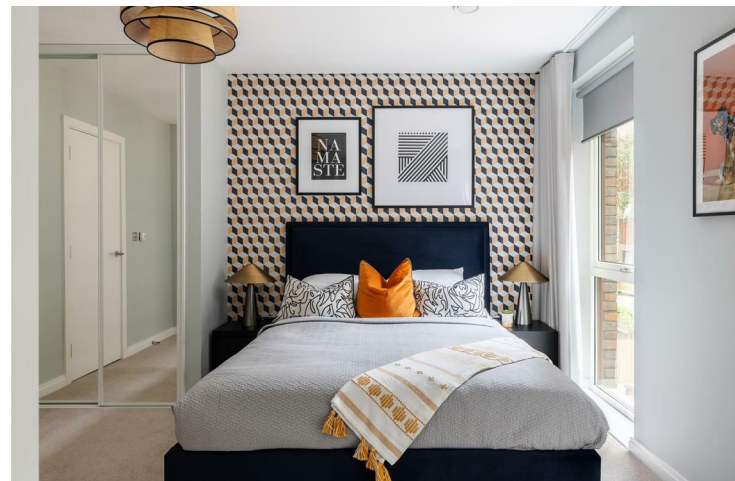
## Features

- Three Bedrooms
- Duplex Apartment
- Mechanical Ventilation with Heat Recovery - Provides fresh filtered air into a building
- Excellent Transport Links
- Air Source Heat Pumps and Underfloor Heating
- Walking distance to Walthamstow Village
- Walking Distance to Francis Road
- Chain Free
- Private Communal Amenity Space to rear
- IMAGES ARE FROM SHOW HOME



A brand new, highly specced three bedroom duplex apartment, part of a peaceful new development on Leyton Green Road. Laid out over two storeys with twin courtyards, you have everything from Walthamstow Village to Epping Forest within easy reach.

High end finishes and features include an air source heat pump powering underfloor heating, a full suite of integrated AEG appliances in the kitchen, video door entry system and high speed fibre optic broadband, all covered by a ten year builder's guarantee.



### A WORD FROM THE EXPERT...

"These new, architect designed homes have been developed by Waltham Forest Council, and as part of the scheme the Local Authority were able to provide funding to a local school, with sales from this scheme also going directly towards a new purpose-built respite centre. The eco credentials in these homes include individual air source heat pumps, MVHR systems that purify the air before it enters the homes, as well as zoned underfloor heating. Leyton lies close to the delightful Walthamstow Village, and the pedestrianised Francis Road is also within easy walking distance, with each destination known for its eclectic mix of café's, bars and restaurants."

MARCUS GORDON  
HEAD OF NEW HOMES





➤➤ IF YOU LIVED HERE...

You'll stroll along the leafy communal avenues of your new home, step through your rear garden and into the spacious living room, with smoky engineered hardwood underfoot. Your open plan ground floor has a wealth of extra integrated storage with your sleek kitchen to the front, with a smooth flank of glossy, smoky cabinetry and Caesarstone countertops down one side, a floor to ceiling window looking out over your front courtyard. A handy spare WC sits at the end of the hall.

To the rear, your living space blooms out to fill the entire breadth, brightly lit with wall to wall aluminium and timber windows. A patio door leads out to your expansive rear courtyard, garden sizeable and secluded by high timber fencing. Upstairs your principal bedroom is a substantial 150 square foot, with twist pile carpet, twin floor to ceiling windows and a boutique en suite immaculately dressed in ceramic tilework. Your family bathroom is similarly styled, and your two remaining bedrooms are both decent doubles, naturally bright with more floor to ceiling windows.

Outside and you're in an enviable sweetspot between the delights of Leyton and Walthamstow. Walthamstow Village, its peaceful streets packed with a wide range of diverse, independent wine and dining establishments, is just a half mile on foot. From the esoteric charms of The Nag's Head to the bistro chic of Eat17 there's a plethora of new favourites awaiting you. You're not short of natural space either, Epping Forest and Hollow Ponds are less than fifteen minutes on foot, perfect for morning strolls, afternoon picnics or hiring a row boat and exploring the waterways in the company of friendly ducks.

WHAT ELSE?

- Leyton Midland Road overground is just ten minutes on foot, for the Gospel Oak to Barking Riverside line, and a quick two stop hop to Blackhorse Road for the Victoria line. Alternatively, take a twenty minute stroll or seven minute bike ride to Leytonstone tube, for speedy Central line connections to the City and West End.
- High end details include brushed steel sockets throughout, smoke and heat detectors, LED downlights, soft close wardrobes and brushed chrome ironmongery.
- Less than five minutes away on foot you have Leyton Leisure Centre, with state of the art gym, swimming pools, exercise classes, health suite and even an aqua play water park.

