



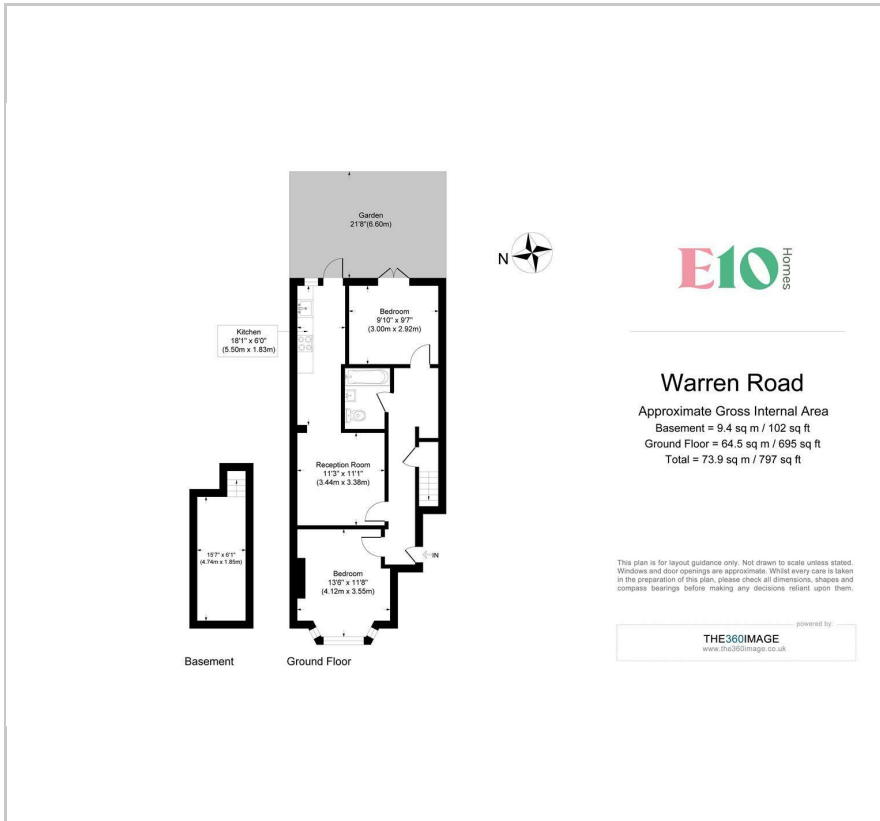
49a Warren Road

, London, E10 5PZ

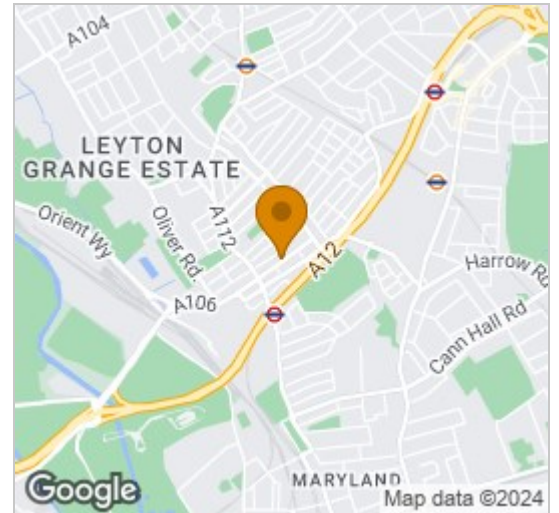
Offers in excess of £475,000



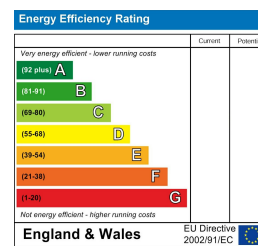
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our E10 Homes Office on 02081276490 if you wish to arrange a viewing appointment for this property or require further information.

- IMMACULATE THROUGHOUT
- PRIVATE GARDEN
- 3 MINS TO FRANCIS ROAD
- 5 MINS TO LEYTON TUBE ROAD
- BASEMENT
- FOLLOW US AT E10HOMES\_LEYTON

An impeccable two bedroom garden apartment, part of a classic Victorian conversion on a quiet Leyton street. Sitting on the ground floor, everything's been freshly and tastefully refurbished, the beautiful modern look dotted with carefully preserved period features. You're getting a share of the freehold too.

There's close to 800 square foot of versatile, finely finished living space behind the bright brick facade. What's more, you can keep it all for actual living, thanks to the ninety five square foot storage basement underneath. Try out minimalism without giving up your favourite things.

Work in the City or central London? Your commute could be under twenty minutes door to door, with Leyton Station a short walk from your new home. All your amenities are steps away on Leyton High Road, and it's just half a mile to the glorious Olympic Park.

### YOUR NEW HOME

Outside, you'll be greeted by that classic Victorian brick frontage, perfectly restored. It's all set nicely back from the road, with a neat front yard, and stained glass panels around the front door.

Step inside and your first bedroom is straight ahead. It's a great size at 160 square foot, and with a grand bay window for lots of natural light. Vintage cast iron radiators sit under the sash windows, and there's bright



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