

Kitchen/ Reception Room
23'1" x 12'8"

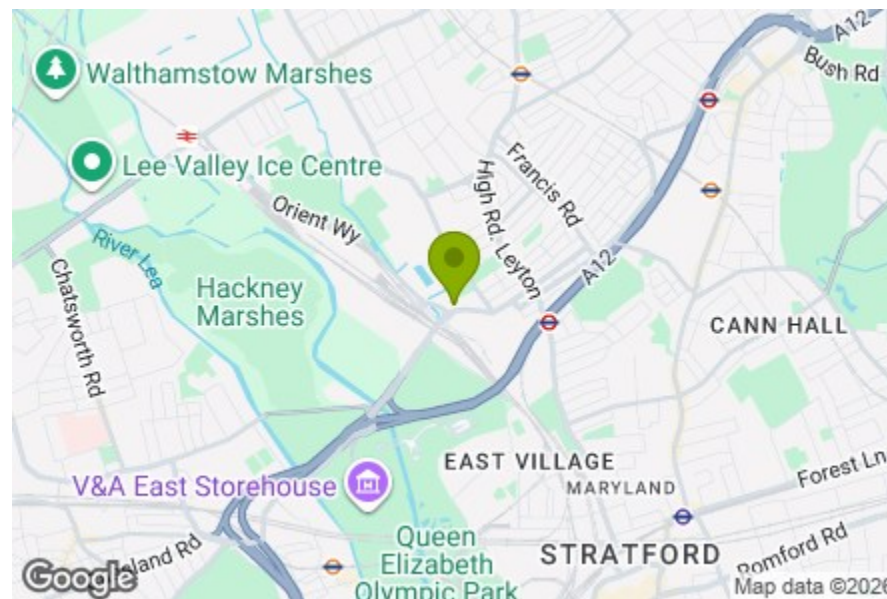
Balcony
10'9" x 6'3"

Bedroom
12'9" x 11'3"

Bathroom
7'3" x 6'9"

Fourth Floor

Total Area: 52.0 m² ... 559 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DUNEDIN ROAD, LEYTON

Offers In Excess Of £325,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat
- Beautifully Presented
- Fourth Floor
- Stunning Views
- 52sq Meters

This well-designed one-bedroom apartment sits on the fourth floor of a modern development in the heart of Leyton. You'll enjoy great views, a private west-facing balcony, plenty of storage, and spotless décor.

You're also just a short walk from all the Olympic legacy attractions at Queen Elizabeth Olympic Park, and Leyton tube station is only moments away, giving you quick links into the city. It's easy to see why this part of London has become such a popular place to live.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Once you've experienced the joy of living in such modern surroundings, there'll be no looking back...

Your open-plan kitchen and living area is bright and spacious, with engineered flooring running the length of the room. There's plenty of space to balance work, rest and play, and it's ideal for entertaining thanks to the smart kitchen with glossy units and integrated appliances.

Floor-to-ceiling balcony doors flood the space with natural light, and when the sun's out you'll want to step onto your private west-facing balcony. From the fourth floor you'll enjoy a great sense of space and privacy – plus the added benefit of energy efficiency that comes with living at height.

The bedroom is just as immaculate, finished in neutral tones with soft carpeting, while the bathroom is sleek and contemporary with quality fittings and an over-tub shower. Off the hallway, you'll also find handy extra storage.

Around ten minutes' walk north-east is Francis Road, now a well-loved

destination across London thanks to its mix of independents – from deli and wine bar Yardarm, to Phlox bookshop, Dreamhouse Records, and Korean favourite Zaxx.

Take a short stroll south-west to reach the iconic Olympic Park and, just beyond, Westfield Stratford. You're also close to East Bank – home to Sadler's Wells, the BBC, the V&A and leading universities. Closer still is Coronation Park, with its charming bandstand and landscaped maze.

WHAT ELSE?

- Leyton tube station is around nine minutes on foot to get you into central London via the Central Line. Or hop on a bus and be at Stratford in 15 minutes for the Elizabeth line and more.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. You've also got an Asda Superstore just eight minutes away on foot.

- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to the stadium to take in the sights and sounds of a game.



A WORD FROM THE OWNER....

"The views of the city are absolutely spectacular, especially from May to August when the sunsets just cannot be beaten. And fireworks on New Year's Eve have never been closer up here on the fourth floor, where you can see out across the London skyline and bring in the new year in a really special way. We have loved and will truly miss living here!"

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