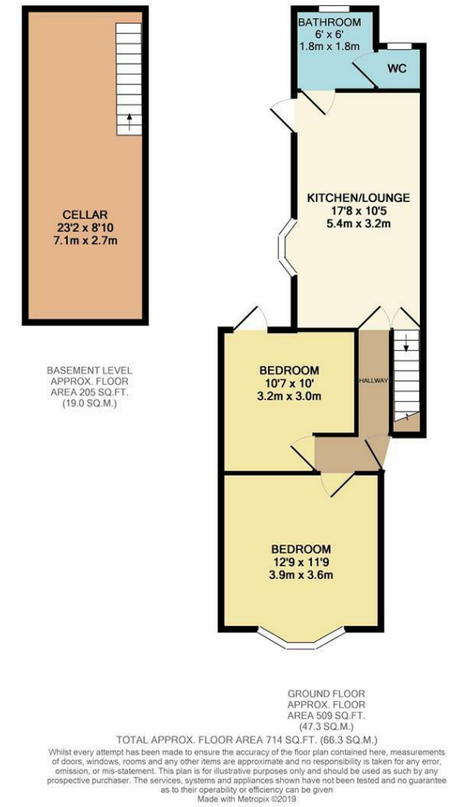
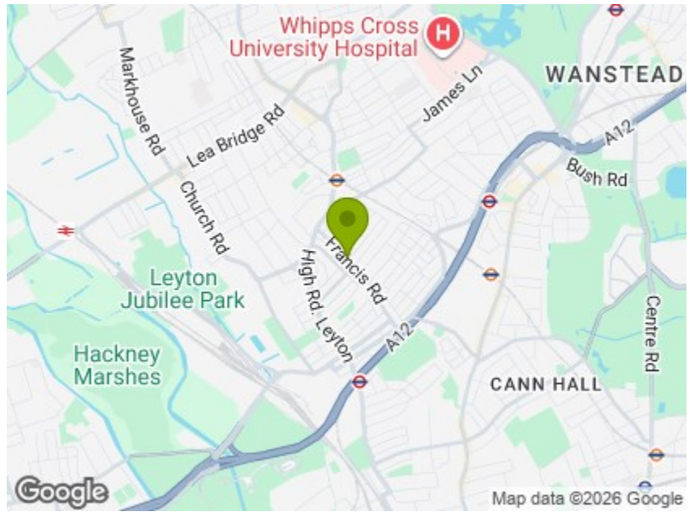


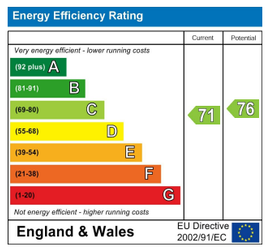
BASEMENT LEVEL
APPROX. FLOOR
AREA 205 SQ.FT.
(19.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FRANCIS ROAD, LEYTON
£1,950 Per Calendar Month
2 Bed Maisonette

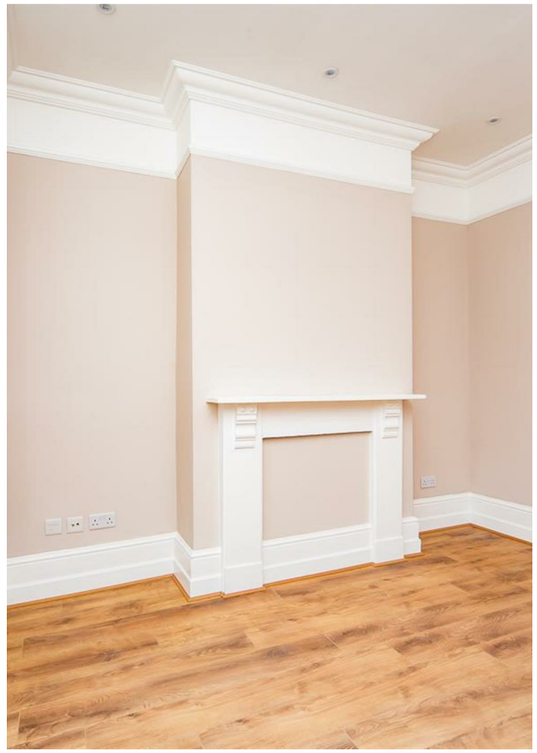
Features:

- Two Bedrooms
- Open Plan Kitchen Lounge
- Huge Cellar
- Newly Renovated
- Private Rear Garden
- Available November
- Council Tax Band B

A beautifully finished two bedroom ground floor Victorian terrace apartment with a cellar and immaculate rear garden. Enviably located within easy reach of the transport links of Leyton underground station and with Francis Road's covetable array of independent cafes, shops and bars on your very road.

With Coronation Gardens just a short stroll away and the wilds of Hackney Marshes within further reach, you're well-placed for relaxing in natural surroundings. Fancy really stretching your legs and you'll get to the Queen Elizabeth Olympic Park and the gargantuan Westfield Shopping Centre.

REQUEST A VIEWING
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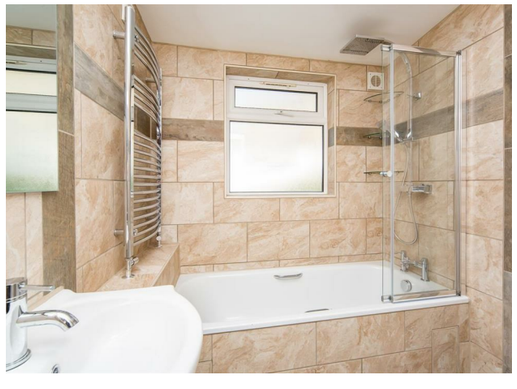












IF YOU LIVED HERE

You'll be welcoming friends and family into your generous 190 square foot kitchen/lounge – flooded with natural light courtesy of a beautiful bay window and patio door. The lounge area enjoys engineered laminate flooring, pristine white walls and recessed spot lighting while your kitchen has a mini breakfast bar, an elegant white suite and a backdrop of gleaming metro tiles.

The garden's a gloriously-maintained lengthy mix of patio (perfect for barbecues and al fresco dining) no maintenance artificial grass and raised beds flanked by thriving greenery. Back inside and your bathroom's heated towel rail, tub and oversized rainfall shower make this an ideal space to wash away the day. Elsewhere, you have a solid double bedroom with more handsome engineered timber underfoot and garden access, while your generous 150 square foot master comes with another classic bay, recessed spot lighting and a mantel.

Outside and you're fortuitous enough to have Francis Road - a genuinely treasured destination - on your literal doorstep. Recently part-pedestrianised and rapidly becoming the heart of an increasingly sought-after neighbourhood, it's full of independent artisan shops, cafes and bars. Be sure to check out Yardarm's organic wine mopped up with charcuterie, pastries and cheese in their charming herb garden; it's just two minutes across the road from you. Also not to be missed are Marmelo Kitchen, Albert & Friends and the delightful Northcote Arms gastropub.

WHAT ELSE?

- You're well served for local schools, there are twenty-one primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted and including the 'Outstanding' Newport School a mere four minute stroll around the corner.
- Drivers can be on the A12 in six minutes and on the North Circular in twelve.
- Leyton underground station is fourteen minutes on foot and will whisk you directly to Stratford in just one stop via the Central Line. Liverpool Street takes just eleven minutes and another eleven minutes sees you in Tottenham Court Road.



A WORD FROM THE EXPERT...

Leyton is a vibrant area that has been expanding in popularity over the years. The high road has a wealth of shops for all cultures as well as restaurants and bars such as Figo for al fresco dining and The Leyton Technical for a well-deserved drink after work.

In terms of transport you're spoilt for choice, with Leyton Underground taking you to Oxford Circus in 20 minutes and Leyton Midland Overground travelling across North London to various spots in addition to a solid network of buses taking you to Hackney and beyond.

As a resident of Leyton, I would personally recommend Patchworks on Church Road with its eclectic mix of events such as The East Village Vintage Market and Good Vibes Tribe parties.

JON VASSALLO
MEDIA MANAGER

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Hallway

Bedroom
12'9" x 11'9"

Bedroom
10'5" x 9'10"

Kitchen / Lounge
17'8" x 10'5"

WC

Bathroom
5'10" x 5'10"

Cellar
23'3" x 8'10"

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