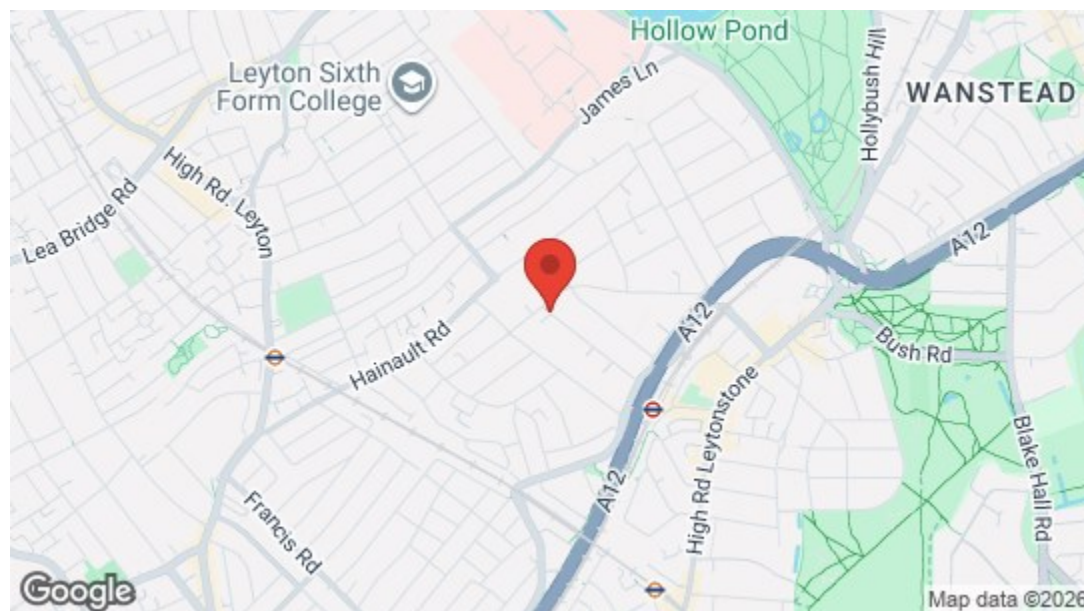
 **Queens Road, Leytonstone**  
**£1,200 Per Month**  
**1 bed, Apartment**



TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(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	

➤ **Features**

- One bedroom
- Court yard garden
- Kitchen diner
- Immaculate condition
- Upper Leytonstone location
- A short walk to Leytonstone station
- Victoria conversion with Large proportions
- Available now
- Fully furnished
- Close to 24hr Tesco

A bright, smart and spacious one bedroom apartment on the ground floor of a substantial period conversion just moments from Leytonstone station and with the wild, wide open green space of Epping Forest within walking distance. You have a generous main reception plus a spacious eat-in kitchen.

Leyton Midland Road overground station is just over a half mile on foot for the Gospel Oak to Barking line.



➤ **E17 Office**  
 236 Hoe Street  
 E17 3AY  
 0203 397 9797  
 hello17@stowbrothers.com

➤ **E11 Office**  
 117a High Street  
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 0203 397 2222  
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➤ **E4 Office**  
 1 Bank Buildings,  
 The Avenue, E4 9LE  
 0203 369 6444  
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stowbrothers.com  
 @stowbrothers



➤➤ IF YOU LIVED HERE...

You'll be happily hosting in your 220 square foot main reception, smartly decked out with plush carpeting underfoot, and with plenty of natural light thanks to the large bay window, it's a great space for relaxing and entertaining alike.

Elsewhere, your kitchen has plenty of room for dining at 170 square feet making for another great hosting option. In here you have engineered hardwood underfoot, fitted cabinets and a full suite of appliances. Finally, your bedroom's a generous double of 140 square feet while your bathroom's a smart, contemporary affair with eye catching designer tiling underfoot.



Outside, Leytonstone tube station is less than five minutes away, and will get you directly to Liverpool Street in thirteen minutes. Fancy getting some nature under your feet? Epping Forest is a fifteen minute walk away, ideal for morning jogs, afternoon picnics and evening strolls. You can also hire row boats and spend a lazy afternoon bobbing round Hollow Pond before enjoying a pint at the Sir Alfred Hitchcock Hotel overlooking the forest.

WHAT ELSE?

- The property is available now.
- All the amenities of Leytonstone High Road are just a half mile on foot, including your new local The Red Lion, a spacious, vintage gastropub serving great food.
- Drivers can be on the North Circular in less than ten minutes.

