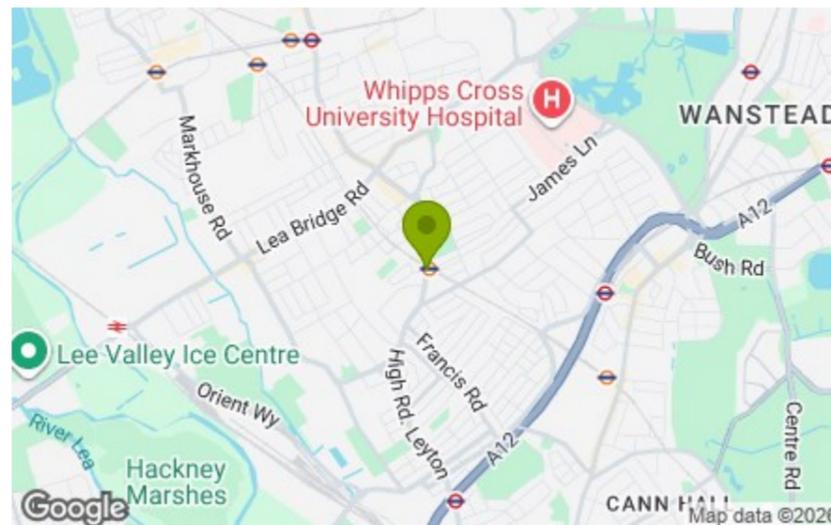




Second Floor

Total Area: 68.6 m² ... 739 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	85
		EU Directive 2002/91/EC	



608 HIGH ROAD LEYTON, LONDON

£2,250 Per Month
 2 Bed Flat



Features:

- 2 Bedroom Apartment
- 2 Bathrooms
- Large Open Plan Living Room
- Beautifully Presented Throughout
- Private Balcony
- Bicycle Storage
- Moments Away from Leyton Midland Station
- No Parking Included
- Unfurnished
- Council Tax Band C

A bright and beautiful two bedroom, two bathroom apartment on the second floor of a low rise contemporary development in Leyton. Here you have a huge open plan reception/kitchen and south-facing balcony, all just moments from Francis Road's ever expanding range of independent shops, cafes and bars.

You're also spoilt for choice when it comes to transport with Leyton Midland Road station two minutes from your front door to whisk you across North London on the Gospel Oak to Barking line. Leytonstone tube is an eighteen minute stroll (or seven minute cycle) will get you directly to Liverpool Street in just fourteen minutes or Tottenham Court Road in twenty three via the Central line.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
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 0203 397 2222

E4 & N17
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 0203 369 6444

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IF YOU LIVED HERE

You'll be stretching out in your capacious 265 square foot open plan reception/kitchen - it's a wonderfully sleek and elegant space with handsomely engineered timber floorboards underfoot, a wealth of space for dining or home working and a kitchen enjoying a gleaming white letterbox tiled backsplash and smart, contemporary suite home to a full complement of seamlessly integrated appliances.

To the rear's your generous ninety square foot south-facing balcony, surprisingly quiet given your central location, it's an ideal spot for morning coffee or relaxing of an evening. Back inside for your bathroom, it's another pristine space and comes with a tub, shower and heated towel rail. Bedroom one's a ninety square foot double with plush carpet underfoot, while your master bedroom's a sizeable 115 square feet, enjoying a stately Hague blue statement wall, built-in storage and a sparkling en

suite with double length walk-in rainfall shower cubicle.

Outside, Leyton's much sought-after Francis Road is a mere four minute stroll around the corner. Fast becoming the go-to spot for eating and drinking in Leyton, it's home to some fine independent establishments from Marmelo Kitchen to Strange Brew, Albert & Francis and the much loved Northcote Arms. Elsewhere, the shops and amenities of Leyton High Road are on your very doorstep, as is your new neighbourhood's latest local addition - the Gravity Well Taproom. Drivers can be on the A12 in five minutes, and on the North Circular in about ten.



WHAT ELSE?

- You have an excellent choice of local schools, with twenty primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted, six of which have been deemed 'Outstanding'.
- Cyclists have secure on site bike storage and can be at the Queen Elizabeth Olympic Park, Hackney Marshes, Epping Forest or Hollow Ponds in ten minutes.
- For your new local we can heartily recommend the Heathcote and Star. Behind its vintage veneer you'll find a gorgeous gourmet pub with delectable food, ping pong and pool tables, all just thirteen minutes away on foot.

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