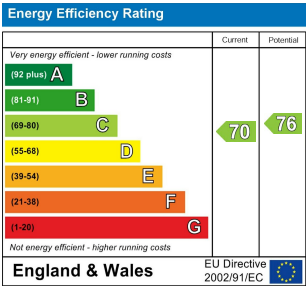
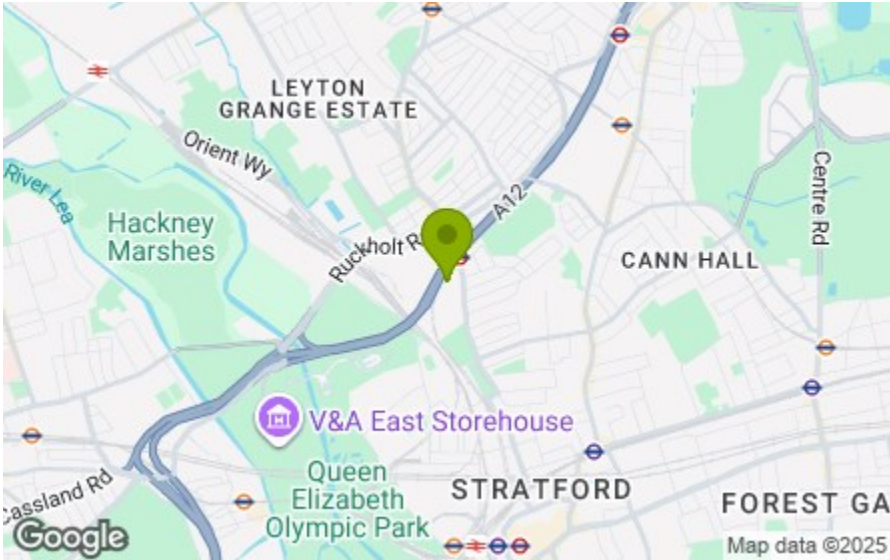


Total Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



WESTDOWN ROAD, LONDON  
£1,600 Per Calendar Month  
2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Open Plan Kitchen
- Modern Decor
- Off Leyton High Street
- Seconds away from Leyton Underground
- Available to One Household
- 12 Months Tenancy +
- Holding Deposit: equivalent to one week's rent capped at £400
- Street Parking

A handsomely appointed two bedroom apartment on the ground floor of a substantial period conversion, just a handful of footsteps away from Leyton tube. You're also within easy reach of Stratford and the Queen Elizabeth Olympic Park.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
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## IF YOU LIVED HERE...

You'll be stretching out in your generous 180 square foot open plan kitchen/lounge. The large box bay window to the front fills the space with natural light and smoky grey engineered hardwood flows underfoot. In the kitchen area you have twin flanks of smart glossy cabinets, home to integrated appliances, sleek mint green splashbacks and chunky white countertops.

Head down the hallway to the rear and your bathroom's on the left, featuring a smart designer suite, walk in rainfall shower cubicle and large letterbox tilework from

top to toe. Your sleeping arrangements lie to the rear, two double bedrooms of around ninety square feet apiece, both softly carpeted with simple white paintjobs and integrated storage.

Outside and, as noted, you're barely a moment's walk from Leyton tube station for the Central line. Liverpool Street is just eleven minutes direct, for an enviable City commute of well below a quarter of an hour door to door. Heading to the West End? Tottenham Court Road is just twenty minutes direct, so you can be strolling through Soho less than a half hour after stepping out your front door.



## WHAT ELSE?

- The world famous landmarks and multi million pound sports facilities of the Queen Elizabeth Olympic Park are just fifteen minutes walk away, starting with the Velopark and mountain bike trails. Great for keen cyclists.
- Our main thoroughfare of Leyton High Road runs right past the end of your street, ensuring that your day to day needs are never far away. - The endless shopping and leisure opportunities of Westfield shopping centre are also within easy reach. You can be strolling the broad promenades just twenty minutes after stepping out your front door.

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