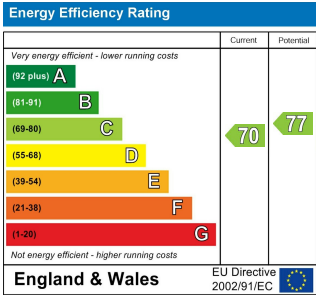
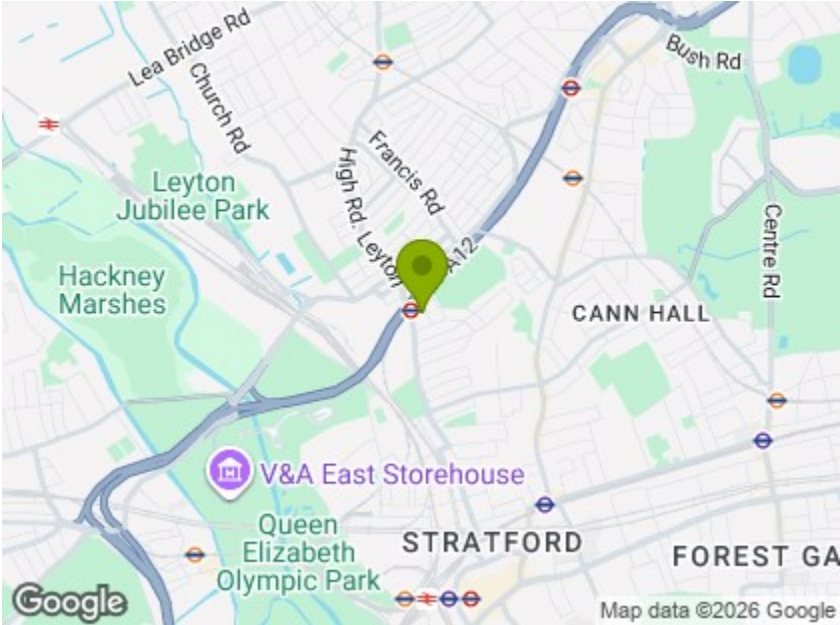


Total Area: 44.8 m² ... 482 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



GOODALL ROAD, LEYTONSTONE

£1,850 Per Calendar Month
2 Bed Flat



Features:

- Ground Floor Flat
- Two Double Bedrooms
- Newly Refurbished
- Spacious Kitchen
- Modern Shower Room
- Private Garden
- Seconds away from Underground
- Permit Only Parking
- Holding Deposit: equivalent to one week's rent capped at £400

Immaculately presented and immediately available two bedroom, ground floor apartment with a private garden, conveniently located moments from Leyton underground station making this a very attractive possibility for commuters. You will love living amongst this thriving community, with amenities on your doorstep and the glorious Olympic Park a 15 minute walk. The whole apartment is sparkling and state of the art, thanks to the very recent refurbishment. You will particularly love the large kitchen diner, with french doors out to the garden; this is a wonderful space for both relaxing and socialising.

REQUEST A VIEWING
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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

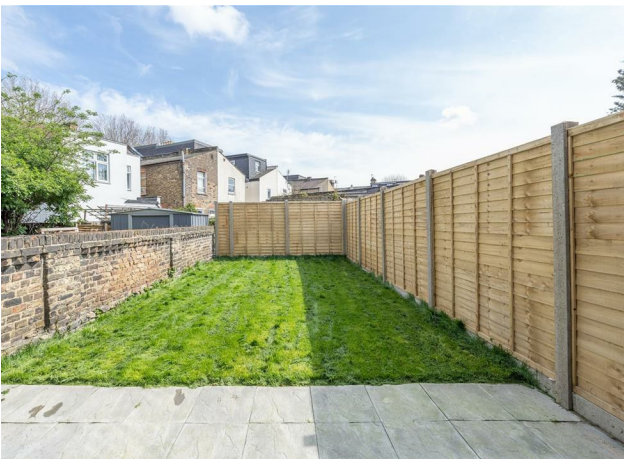
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IF YOU LIVED HERE...

You will love the high standard of decor that this ground floor apartment enjoys. Enter and to your immediate left is the first of your two double bedrooms. Glorious light and airy thanks to the large bay window, you've got lovely wooden flooring in here. Next up is your absolutely pristine bathroom complete with deluxe walk-in shower, gorgeous flooring and an immaculate suite. Your second bedroom is well proportioned with lovely views out to the garden and has a handy built in desk and units meaning this space could very easily double as a home office. The real star of this apartment is that kitchen diner, exceptionally well appointed with ample units and countertop space, you've got sleek integrated appliances, dual aspect windows and built-in storage. You are sure to spend days with the french doors open, allowing the gentle breeze to drift through, or enjoy some alfresco dining in your private garden, with a well tended lawn and patio. As mentioned, Leyton Underground is on your doorstep, making travel around London a doddle. You are on the

Central Line here, which goes through the City, West and Notting Hill. Leyton High Road has amenities aplenty, including shops for grabbing those everyday essentials and a post office - always useful to have close by. Just over half a mile north you hit Francis Road, a part-pedestrianised street that is fast becoming the place to be. With independent shops, cafes and delis there is something for every taste and budget here.

WHAT ELSE?

- We recommend you head to your new local The Leyton Star, which has a vast beer garden, excellent food menu and even a private karaoke room! It provides the perfect venue to meet friends for a drink.
- The expansive and well equipped Olympic Park is a short stroll away; enjoy visiting the velodrome, go for a swim in the olympic pool or simply enjoy a stroll around the grounds. This legacy project has an enduring popularity and you are sure to enjoy exploring the picturesque green spaces and the meandering River Lea.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JON VASSALLO
ASSISTANT LETTINGS MANAGER

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Bedroom
11'1" x 12'10"

Bathroom

Bedroom
9'9" x 6'5"

Kitchen / Lounge / Diner
8'11" x 21'4"



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