

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	75
		EU Directive 2002/91/EC	



FRANCIS ROAD, LONDON

£2,000 Per Month
 2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor Flat
- Private Garden
- Unfurnished
- New Bathroom
- Available Now
- Permit Parking
- Bright and Airy
- Council Tax Band C

A bright and spacious two-bedroom apartment spread over the ground floor of a period property with a light-filled reception, separate kitchen and spacious garden. As for location, you're on Leyton's famed Francis Road, with everything you need moments away, including excellent transport links.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 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

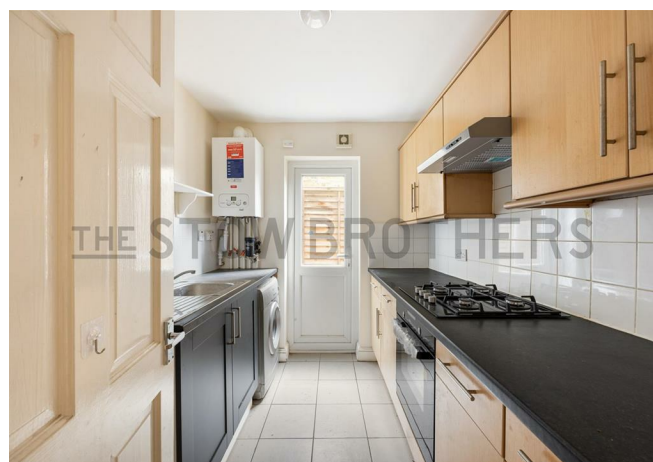
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
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IF YOU LIVED HERE...

You'll love the sense of space this generous home offers. With roomy proportions throughout, there's plenty of flexibility when it comes to living arrangements. The separate kitchen and reception room provide a great starting point...

The two bedrooms are well balanced, while the bathroom is also a good size with an over-bath shower.

Outside, the impressively sized garden is a real highlight, with mature foliage creating a sense of privacy.

Just a few metres beyond your front door, you'll come across the part-pedestrianised section of Francis Road, which is now

recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent store Dreamhouse records. You'll love the sense of community too, especially during annual events such as the Francis Road Jumble Trail and Street Party.

You're also perfectly positioned to enjoy the eclectic bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms - one of our faves.



WHAT ELSE?

- Leyton tube station is a short stroll to get you into central London via the Central line. Or hop on to the Overground at Leytonstone High Road Road for the Gospel Oak to Barking line, just slightly further.
- Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.
- Foodie highlights in nearby Leytonstone include hidden gem Panda dim sum, sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway and Italian bakery FORNO.

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