



First Floor

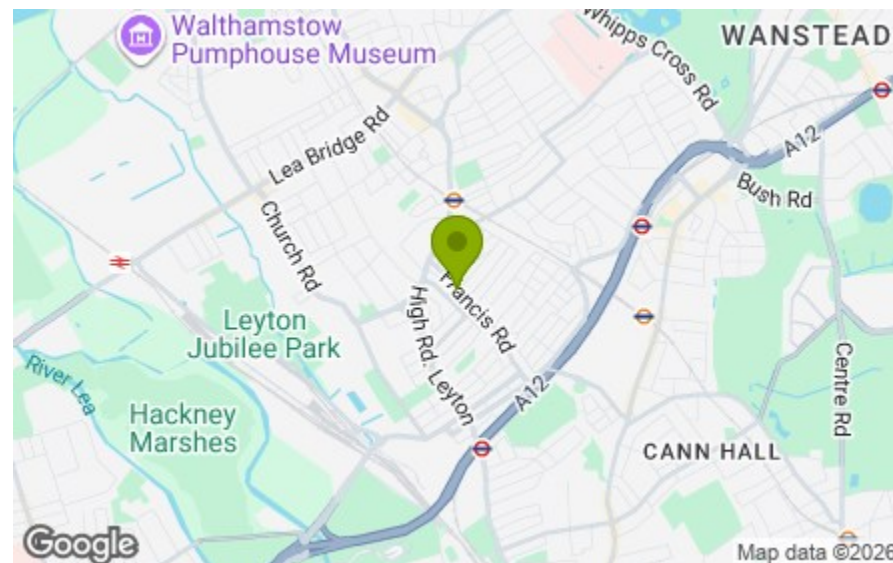
Total Area: 59.4 m² ... 639 ft²
 All measurements are approximate and for display purposes only

Kitchen/Reception
 13'8" x 19'0"

Bedroom 1
 11'6" x 11'10"

Bedroom 2
 11'6" x 12'0"

Bathroom
 6'4" x 5'4"



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		76	83
		EU Directive 2002/91/EC	



FRANCIS ROAD, LEYTON £2,000 Per Calendar Month 2 Bed House



Features:

- Available Now
- Two Double Bedrooms
- First Floor Apartment
- Tasteful Interior Decor
- Wood Floors Throughout
- Communal Rear Garden

A spacious two bedroom apartment in a unique contemporary building which was formally Leyton police station situated on the ever popular Francis Road locale.

Francis Road is a part pedestrianised area that feature many independent shops that makes Leyton such a desirable location. Leyton underground and Leyton Midland station are both within walking distance taking to Central London in a short amount of time.

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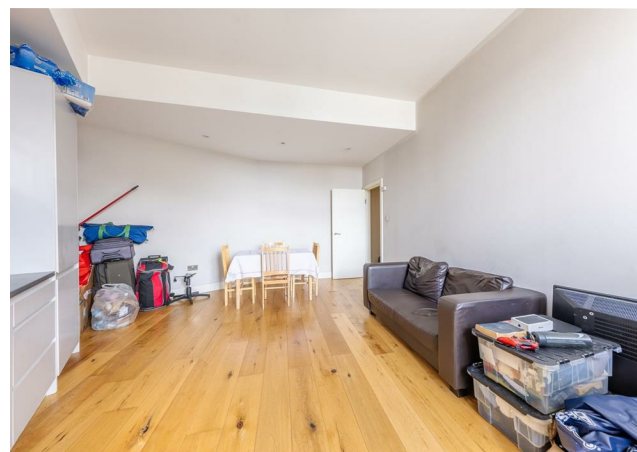
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IF YOU LIVED HERE...

You'll be enjoying modern fixtures and fittings throughout, with high end appliances in the spacious kitchen/lounge areas. Stylish engineered wood effect flooring runs underfoot, a generous suite of glossy grey fitted cabinets with a full complement of integrated appliances and matching grey countertops.

Elsewhere, bedrooms are all generous doubles, finished to the same high standard, with more of that engineered hardwood, dark wood headboards and designer radiators. The bathroom is finished in large format slate effect tiling from floor to ceiling, classic white porcelain suite and chrome towel radiator. Finally, you have a generous sized communal court yard with spacious for locking up your bike and secure access via intercom system.

Step outside and you're already on Francis Road. With renowned Leyton names like Marmelo Kitchen, Morny Bakery and Albert &

Francis just moments away, you'll never want for the finest coffee or tastiest homemade treats. Wine lovers are also well catered for, with Yardarm offering a great curated selection and regular tasting events. Finally, stroll to the end for the Northcote, a superb gastropub and much loved community staple.

WHAT ELSE?

- There's no shortage of green space, from Jack Cornwell Park to Abbots Park.
- Drivers can be on the A12 in six minutes and on the North Circular in twelve.
- Leyton underground station is fourteen minutes on foot and will whisk you directly to Stratford in just one stop via the Central Line. Liverpool Street takes just eleven minutes and another eleven minutes sees you in Tottenham Court Road.

A WORD FROM THE EXPERT...

"Leyton is a vibrant area that has been expanding in popularity over the years. The high road has a wealth of shops for all cultures as well as restaurants and bars such as Figo for al fresco dining and The Leyton Technical for a well-deserved drink after work.

In terms of transport you're spoilt for choice, with Leyton Underground taking you to Oxford Circus in 20 minutes and Leyton Midland Overground travelling across North London to various spots in addition to a solid network of buses taking you to Hackney and beyond.

As a resident of Leyton, I would personally recommend Patchworks on Church Road with its eclectic mix of events such as The East Village Vintage Market and Good Vibes Tribe parties."

HARDEV SINGH
SENIOR CONSULTANT

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