

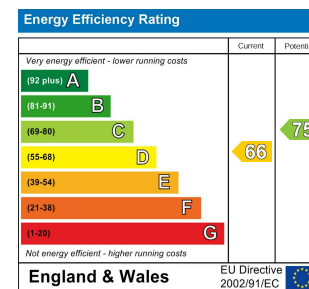
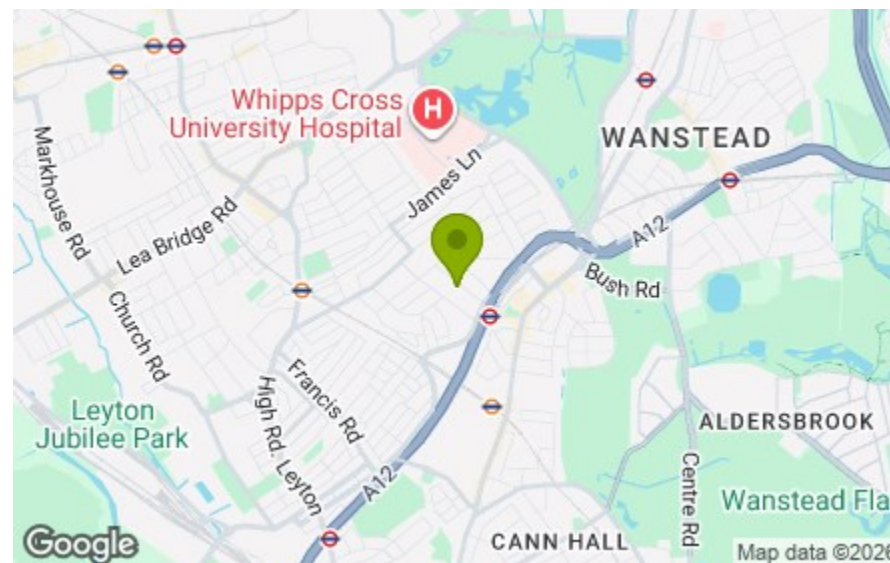
Kitchen / Reception Room
 19'1" x 10'9"

Bedroom
 13'8" x 12'10"

Bedroom
 9'9" x 8'9"

Bathroom
 6'4" x 5'6"

Total Area: 49.1 m² ... 528 ft²
 All measurements are approximate and for display purposes only.



QUEENS ROAD, LONDON

£2,050 Per Calendar Month
 2 Bed Flat



Features:

- Two Double Bedrooms
- Ground Floor Flat
- Open Plan Kitchen
- Modern Decor
- Private Garden
- Close to Leytonstone Station
- Walking Distance to High Road
- Walking Distance to Hollow Pond
- Parking Permits Only
- Holding Deposit: equivalent to one week's rent capped at £400

A bright and spacious two bedroom apartment, set on ground floor in two storeys of a statuesque Victorian townhouse and featuring a huge open plan kitchen and lounge with views to communal garden. All less than five minutes from Leytonstone tube.

You're also just fifteen minutes from Epping Forest, for endlessly explorable woodland and greenery.

REQUEST A VIEWING
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IF YOU LIVED HERE...

First stop will be your grand and substantial 190 square foot open plan lounge and kitchen. Broad blonde engineered hardwood flows underfoot and your kitchen area is smartly decked out with pristine white cabinets, jet black metro tile splashbacks and integrated stainless steel oven with extractor. Finally, double French doors open up to a communal garden with leafy green views.

Your principal bedroom's across the hall, a handsome 160 square footer bathed in light from a beautiful box bay window looking out over another green vista with more blonde hardwood floors. Your bathroom completes the

storey, finished in classic white and grey. Smooth hardwood runs underfoot, here and in your second double sleeper, with fitted wardrobes – another double of 80 square feet.

Outside and, as noted, you're just five minutes on foot from Leytonstone tube and direct fourteen minute runs to Liverpool Street via the Central line. That's an enviable door to door City commute of barely twenty minutes. Heading to the West End? Tottenham Court Road is just nine minutes further. If you're staying local then Leytonstone High Road is just past the station for a wide choice of cafes, bars and restaurants including Homies On Donkeys, for the best tacos this side of the Atlantic.



WHAT ELSE?

- Explore nearby Epping Forest a little further for the open blue waters of Hollow Ponds, where you can hire row boats for the most relaxing way we know to spend a summer afternoon.
- You have permit street parking here, and drivers can be on the North Circular in less than ten minutes
- Leyton Midland Road overground is just a fifteen minute stroll for the Gospel Oak to Barking Riverside, another cross capital travel option.

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