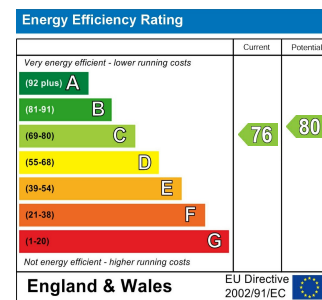


Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

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.



## CAVENDISH DRIVE, LEYTONSTONE

£2,100 Per Calendar Month  
 2 Bed Flat



### Features:

- First Floor Split Level Apartment
- Two Double Bedrooms
- Two Bathrooms
- Recently Renovated
- Short Walk To Leytonstone Station
- Permit Parking
- Long Term Let
- Holding Deposit: equivalent to one week's rent capped at £400

Set on the upper two floors of a charming period property, this beautifully presented two-bedroom, two-bathroom apartment offers a host of desirable features, from its separate kitchen and reception to the smart interiors and excellent flow of natural light.

As for local amenities, you're nestled between the lively action of Francis Road and Leytonstone High Road, so you'll be spoilt for choice when it comes to food and drink. What's more, Leytonstone station is a short stroll away, making it easy to nip into central London.

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#### IF YOU LIVED HERE...

Thanks to the care and attention already put into this home, you'll be able to settle in and enjoy it from day one.

In the reception room, natural light pours in, highlighting the thoughtful design. There's ample room for lounging, dining and entertaining. The separate kitchen is sleek and contemporary, while the bathroom on this floor is equally modern in style.

Upstairs, you have two spacious bedrooms and another stylish bathroom, each awash with natural light.

Beyond your front door, you're perfectly placed to enjoy the

best of Leytonstone. The Filly Brook, Heathcote & Star and Arch Deli are right on your doorstep and sure to become firm favourites, while the excellent amenities of Francis Road are just a short stroll away. Here you'll find everything from the upmarket deli Yardarm to independent bookshop Phlox. This lively area attracts visitors from across London, yet retains a strong sense of community.

You'll never be short of essentials, with an abundance of convenience stores along both Leytonstone High Road and Leyton High Road (you're ideally positioned between the two). You're also just a short hop on the bus or Central line from Westfield Stratford and the Olympic Park. For travel further afield, drivers can reach the North Circular in under ten minutes.



#### WHAT ELSE?

- As well as Leytonstone station for the Central line, you also have Leytonstone High Road station nearby for the Suffragette Overground between Barking and Gospel Oak.
- Beyond the Aquatics Centre in the Olympic Park, you'll find East Bank, home to world-renowned organisations such as BBC Music, Sadler's Wells East and the V&A Storehouse.
- Foodie highlights closer to the station include hidden gem Panda dim sum and the much-loved taqueria Homies on Donkeys, winner of BBC2's Britain's Top Takeaway.

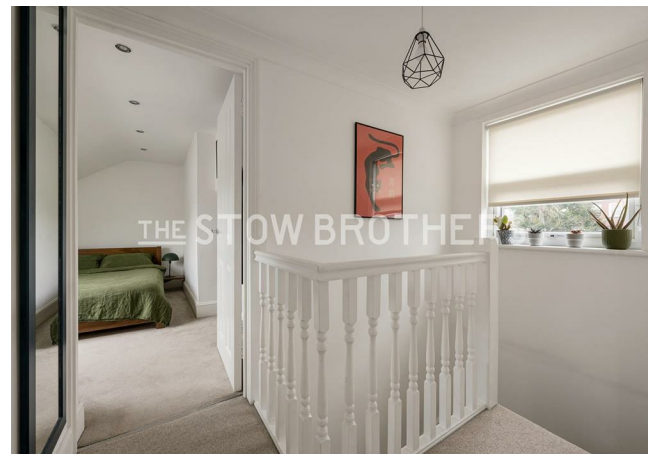
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**LOUNGE/DINING ROOM**

16'4" x 11'3"

**BATHROOM**

7'6" x 4'7"

**KITCHEN**

kitchen 10'10" x 7'9"

**BEDROOM**

12'4" x 15'7"

**BEDROOM**

9'6" x 15'7"

**BATHROOM**

5'1" x 5'1"

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