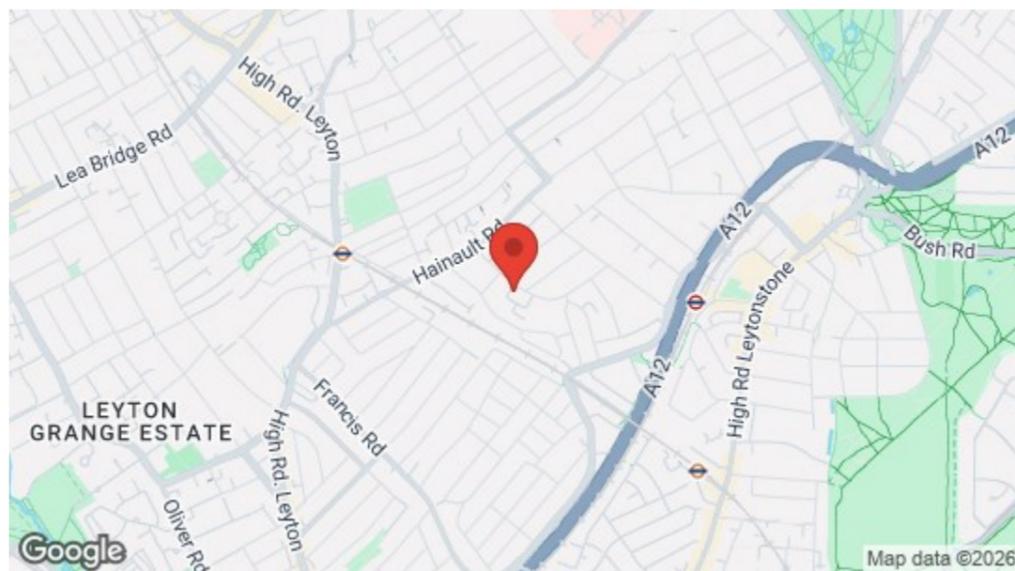




**Bulwer Road, London**  
**£1,950 Per Calendar Month**  
**2 bed, House**



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		56	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## Features

- Two Double Bedrooms
- Split Over Two Floors
- Separate Kitchen
- Spacious Reception Room
- Modern Decor
- Permit Only Parking
- Plenty of Storage Space
- Walking Distance to Leytonstone Station
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400



An artfully arranged two bedroom flat of a unique period conversion. Smartly finished throughout, with a Leytonstone tube less than a half mile away on foot.

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



### WHAT ELSE?

- For your new local, be sure to check out The Filly Brook, a charming bar, cafe, restaurant, vinyl store and performance space just five minutes around the corner.
- There's a substantial storage area just off the hall, so plenty of space for everything to have its place. Always a welcome blessing in London apartment living.
- If you're looking to lose yourself in nature, the epic expanses of Leyton Flats and Epping Forest are both just a twenty minute stroll away.





➤➤ IF YOU LIVED HERE...

You'll enter to the side, with your 120 square foot, bay-windowed reception room straight ahead. In here, you'll find engineered hardwood floors, high ceilings, and plenty of natural light – a great spot for hosting. Just next door, the kitchen is smartly designed with facing flanks of sleek white cabinetry, complementary worktops, and white letterbox splashbacks.

The two well proportioned bedrooms have the same warm blonde engineered hardwood underfoot, offering a clean and cohesive feel. The bathroom completes the first floor in style, with pristine white tilework and contemporary fittings.

Outside and, as noted, it's less than a half mile on foot to Leytonstone tube. From here the Central line will get you directly to Liverpool Street in just fourteen minutes, for a door to door City commute of well under half an hour. Alternatively, Leyton Midland Road overground is just as close for the Gospel Oak to Barking Riverside line, your direct connection to the River Thames.

