



**BUTLER & STAG**

High Road Leytonstone | London

| E11

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*This fabulous two bedroom first floor apartment, eligible for Help to Buy, built to a high specification with modern fittings throughout. Offers a generous 805 square foot of living space and the bonus of easterly aspect views.*

- Brand New Apartment • Stunning Finish Throughout • Good Transport Links • Excellent Natural Light • Over 800 Square Foot • Two Double Bedrooms*

*Asking Price £499,000 | Leasehold*

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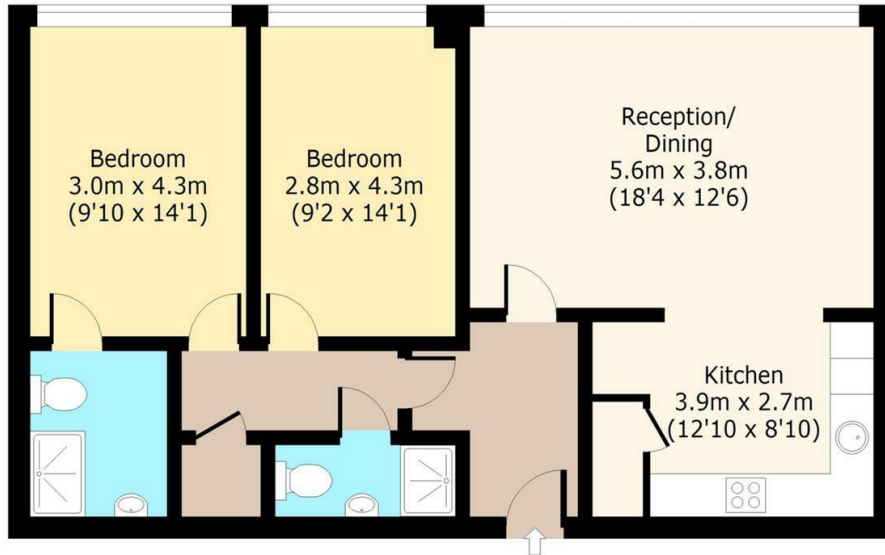




# High Road, Leytonstone, E11

## First Floor

Approx. 80 Sq. meters (856 Sq. feet)



Total area: approx. 80 Sq. meters (856 Sq. feet)  
For illustration purposes only - not to scale  
www.lpaplus.com



# BUTLER & STAG

4 Forest Drive, Theydon Bois, Essex, CM16 7EY | 01992667666 |

| www.butlerandstag.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	<b>1</b>	<b>1</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	