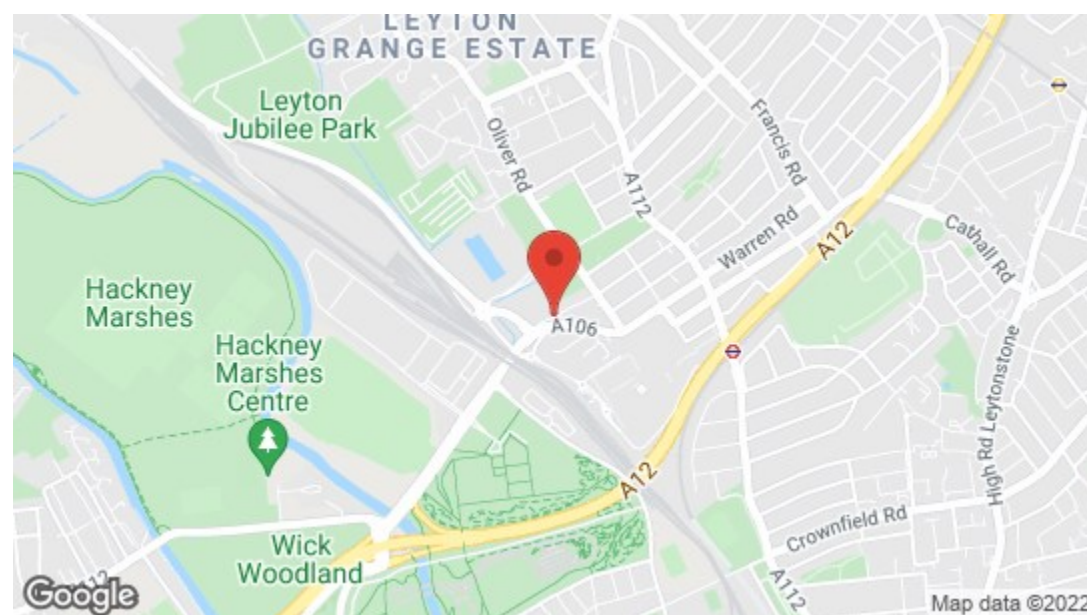


TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

 **Nest E10, London**  
**£580,000 Leasehold**  
**3 Bed Apartment - Purpose Built**



➔ **E17 Office**  
236 Hoe Street  
E17 3AY  
0203 397 9797  
hello17@stowbrothers.com

➔ **E11 Office**  
117a High Street  
E11 2RL  
0203 397 2222  
hello11@stowbrothers.com

➔ **E4 Office**  
1 Bank Buildings,  
The Avenue, E4 9LE  
0203 369 6444  
hello4@stowbrothers.com

**stowbrothers.com**  
**f i t @stowbrothers**



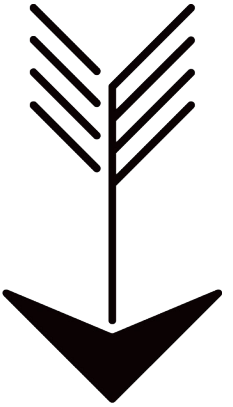
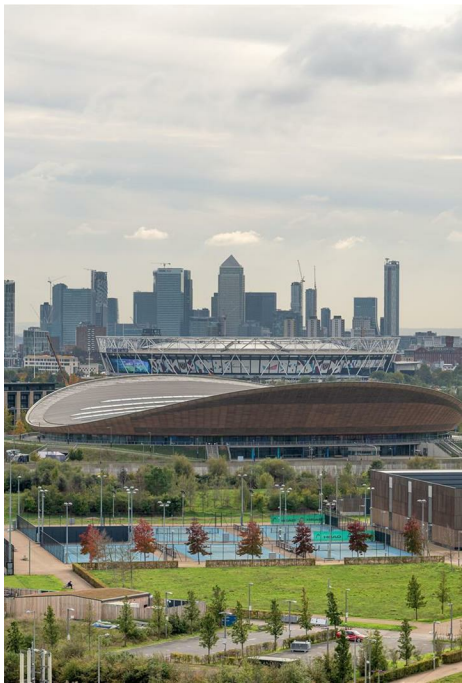
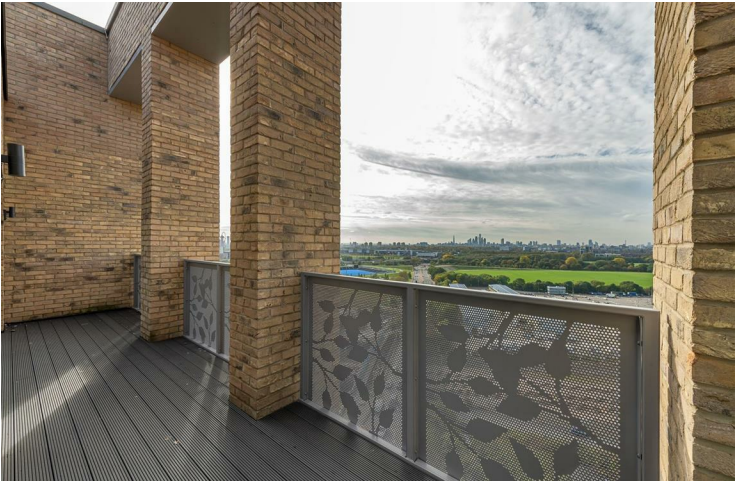


## Features

- Three Bedrooms
- Ensuite & Family Bathroom
- 125 Year Lease
- 12 Year BLP Warranty
- 5 Minutes Walk To Leyton Underground Station
- Under Croft Parking & Bike Storage
- Private Terrace
- All White Goods Included
- Incredible Views
- Communal Gardens

A sumptuously appointed, three bedroom apartment on a high floor in Leyton's latest enviable development, Nest E10. A beautifully designed collection of living spaces, Nest E10 holds fast to the area's Victorian roots whilst bringing plenty of contemporary style and the highest of high end finishes to the interior.

With all the Olympic legacy delights of the Queen Elizabeth Olympic Park just a short walk away, not to mention the superb transport links of Leyton tube station just moments from your doorstep, you're surrounded by everything that's making Leyton such a sought after locale.



### Locals Leyton

Explore our 'Locals Leyton' pages for everything this uniquely placed district has in store.

Like much of East London, Leyton has great transport links with the city and central London. Liverpool Street is just 12 minutes away, and you can reach Tottenham Court Road in 20.

With the Queen Elizabeth Olympic Park just across the A12 you have all manner of shops and amenities within easy reach.

Housing stock is mostly sturdy Edwardian terraces, developed over time to provide a wide range of houses and apartments. Placed in something of a sweet spot between location and affordability, there are still bargains to be had.









## ➡ IF YOU LIVED HERE...

You'll be luxuriating atop the very latest addition to the enviable Leyton skyline. Your 152 square foot private terrace has breathtaking views across all of East London and the grand green vista of the Queen Elizabeth Olympic Park, Canary Wharf and The Shard. All the independent restaurants, gastropubs and traders of East Village are also just a short walk away.

Your interiors are every bit as breathtaking as the view - flawless and wonderfully boxfresh from the engineered hard wood underfoot in your dual aspect 365 square foot living/dining/kitchen area to the bespoke Symphony fittings in the kitchen. Your 178 square foot master bedroom is blessed with a beautiful en suite shower room, fully tiled with chrome fittings. Elsewhere, both outstanding bedrooms are substantial doubles while the family bathroom is a masterclass in boutique design, with classic slate grey tiling running from floor to ceiling and gorgeously integrated fittings.

Outside, Leyton's thriving social hub, based around the recently part-pedestrianised Francis Road, is barely a half mile on foot and home to a huge, ever evolving array of independent cafes, bars, restaurants and gastropubs, the flagship of which is undoubtedly the Leyton Technical - a gleamingly finished establishment that's won plentiful laurels from press and public alike. Leyton tube station is just five minutes on foot, and will whisk you directly to Liverpool Street in a mere eleven minutes via the Central line.

## WHAT ELSE?

- Fancy doing some shopping? Westfield Stratford is just a twenty five minute stroll or one stop from Leyton station whenever you want to fill your bags.
- Local schools are plentiful and excellent, there are no fewer than nineteen rated 'Good' or 'Outstanding' by Ofsted within a one mile radius alone.
- The wild blue and green space of Hackney Marshes is just a half mile on foot anytime you feel the need to escape city life.

