

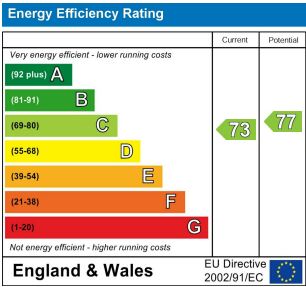
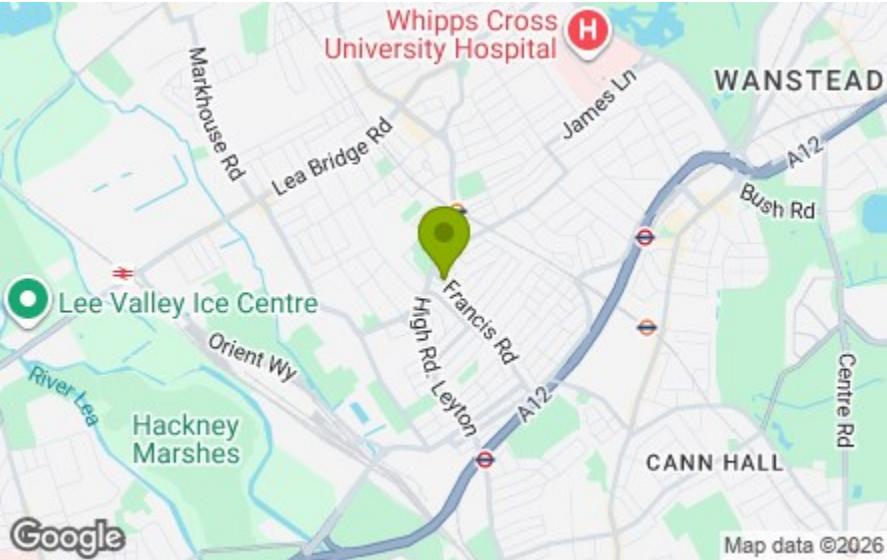
Bedroom  
14'6" x 12'3"

Bedroom  
12'3" x 11'4"

Reception Room  
11'7" x 11'5"

Kitchen  
9'3" x 5'11"

Shower Room  
8'9" x 5'4"



FRANCIS ROAD, LEYTON  
£2,100 Per Calendar Month  
2 Bed Apartment - Purpose Built



Features:

- Ground Floor Abrahams Flat
- Two Double Bedrooms
- Available Late February
- Wood Effect Flooring Throughout
- Short Walk to Centre of Francis Road
- Private Rear Garden

A brilliantly stylish two bedroom ground floor apartment, set just off the Leyton High Road and less than a third of a mile, on foot, from Leyton Midland Road station. Design & Decor is fun, inventive and stylish throughout.

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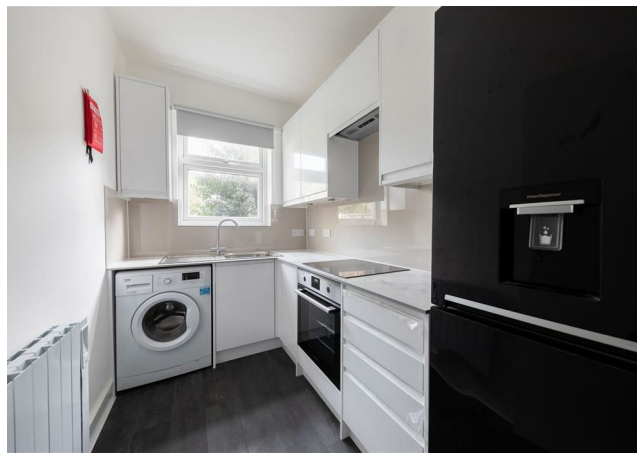
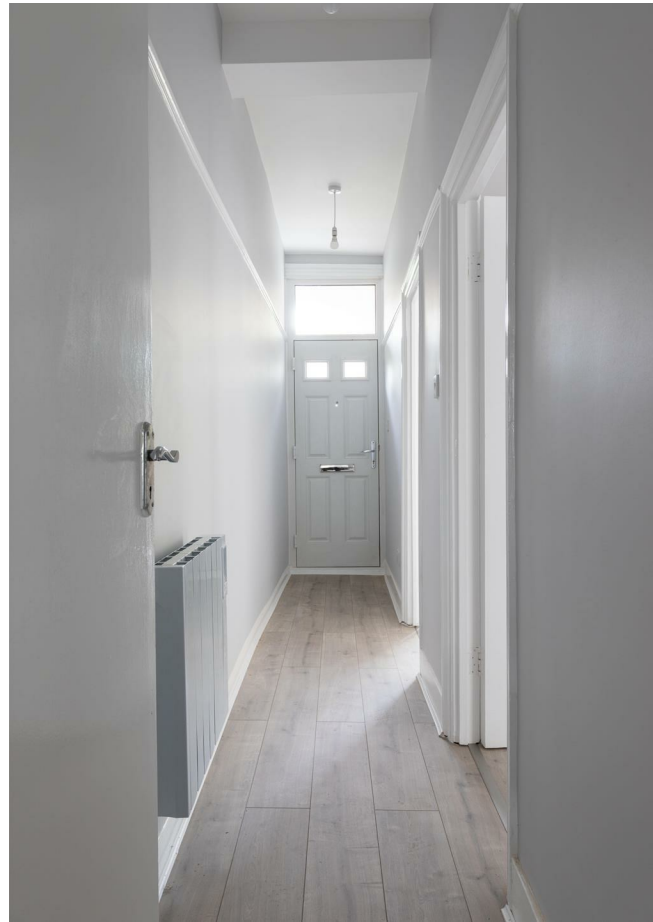
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#### IF YOU LIVED HERE...

You'll fall in love with the bright, airy room and neutral, with subtle grey tones, pristine white woodwork and high quality engineered wood effect flooring throughout. At the front of the property you have two double bedrooms and to the rear you have reception leading onto the kitchen and bathroom.

The kitchen is a modern affair with slick white cabinets and marble effect worktops. The bathroom is just as delightful - walk in shower, large format tiles and underheating make this space the jewel of the property. Outside you have a lovely, lengthy private garden - a mix of patio, raised decking and greenery.

Step outside and you're already on Francis Road. With renowned Leyton names like Marmelo Kitchen, Morny Bakery and Albert & Francis just moments away, you'll never want for the finest coffee or tastiest homemade treats. Wine lovers are also well

catered for, with Yardarm offering a great curated selection and regular tasting events. Finally, stroll to the end for the Northcote, a superb gastropub and much loved community staple.

Leyton Midland Road station is right around the corner and just one stop from Walthamstow Central, where you'll find a huge range of shops, bars, restaurants, plenty of cool independent establishments, the Walthamstow Mall and Empire Cinema complex.

#### WHAT ELSE?

- There's no shortage of green space, from Jack Cornwell Park to Abbotts Park.
- Drivers can be on the A12 in six minutes and on the North Circular in twelve.
- Leyton underground station is fourteen minutes on foot and will whisk you directly to Stratford in just one stop via the Central Line. Liverpool Street takes just eleven minutes and another eleven minutes sees you in Tottenham Court Road.



#### A WORD FROM THE EXPERT...

Leyton is a vibrant area that has been expanding in popularity over the years. The high road has a wealth of shops for all cultures as well as restaurants and bars such as Figo for al fresco dining and The Leyton Technical for a well-deserved drink after work. In terms of transport you're spoilt for choice, with Leyton Underground taking you to Oxford Circus in 20 minutes and Leyton Midland Overground travelling across North London to various spots in addition to a solid network of buses taking you to Hackney and beyond. As a resident of Leyton, I would personally recommend Patchworks on Church Road with its eclectic mix of events such as The East Village Vintage Market and Good Vibes Tribe parties.

JON VASSALLO  
E10 ASSISTANT LETTINGS MANAGER

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