

Reception Room
13'5" x 11'10"

Bedroom
10'11" x 10'7"

Bathroom

Kitchen

Bedroom
9'10" x 9'9"



WARREN ROAD, LEYTON

£2,000 Per Calendar Month
 2 Bed Flat

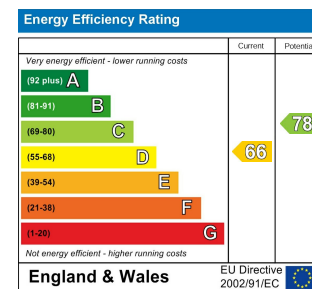
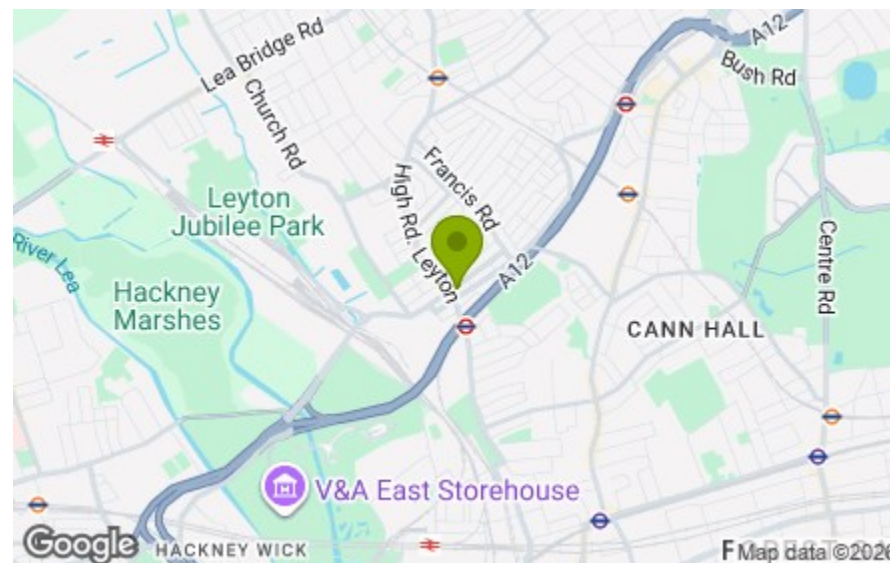


Features:

- Two Double Bedrooms
- Close to Leyton Station
- Newly Decorated
- Own Private Rear Garden
- Short Walk To Francis Road
- Available June
- Unfurnished
- Council Tax Band B
- 12 Months Tenancy +
- EPC Rating D

A smart, bright and spotless two bed apartment, arranged on the ground floor of a converted Victorian terrace. Inside you have bright reception room and a fully fitted kitchen, while outside you have Leyton's finest on your doorstep.

All the post Olympic legacy delights of the Queen Elizabeth Olympic Park begin just a half mile away on foot, perfect for stretching your legs or taking in the many and varied sights.



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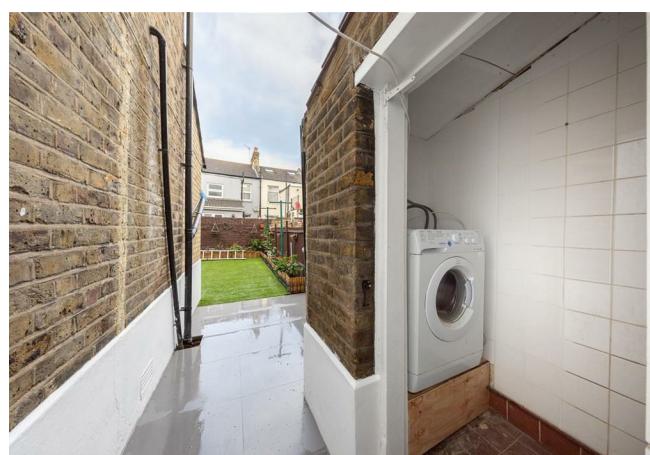
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IF YOU LIVED HERE

You'll be stretching out in your 150 square foot front lounge, flooded with natural light thanks to the large bay window, and with light blonde engineered flooring and pristine white walls combining to make it brighter still, this is an excellent hosting space.

Your first bedroom, a solid double of 120 square feet with a leafy green view, and your family bathroom, a smart, glossy affair with stone effect tiling underfoot. Finally, to the rear of the flat you have the 100 square foot bedroom backing onto the private rear garden.

Outside, you're less than five minutes on foot from Leyton tube station, and from there just eleven minutes direct from Liverpool Street. Heading to the West End? Tottenham Court Road is just twenty minutes direct. Also Stratford, home to the gargantuan

Westfield Shopping Centre, is just one stop away.

WHAT ELSE?

- For your new local may we recommend the Leyton Technical? It's a strikingly designed gastropub, a proper local institution and best of all it's just two minutes from your front door.
- Ideal for a couple, young family or professional sharers, this property is available now.
- Our increasingly popular social hub of Francis Road, home to an ever evolving array of independent cafes, shops and restaurants, is less than five minutes on foot.



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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