



Reception Room  
21'3" x 10'11"

Kitchen/Diner  
23'0" x 9'4"

Bedroom  
10'10" x 9'11"

Bedroom  
11'2" x 10'10"

Bathroom  
8'0" x 5'5"

Bedroom  
16'3" x 10'8"

Ensuite  
7'3" x 4'3"



## DUNEDIN ROAD, LONDON

£2,700 Per Calendar Month  
 3 Bed House



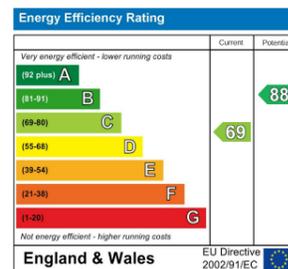
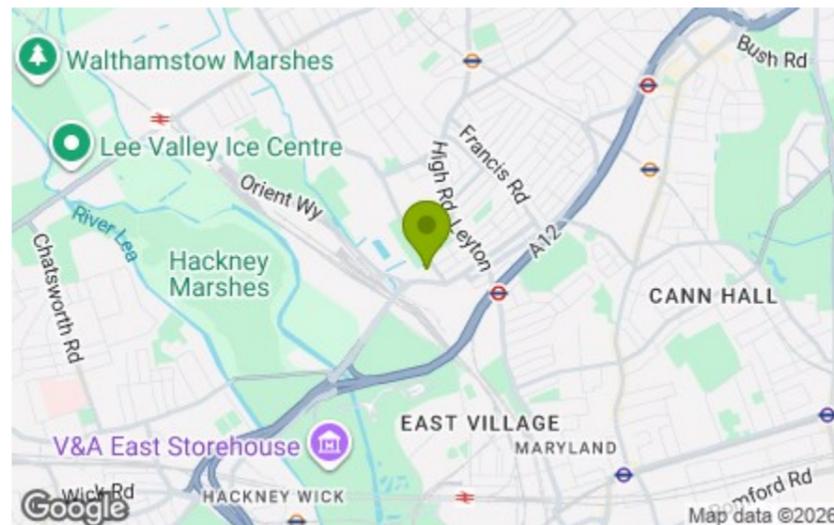
### Features:

- Edwardian Terraced House
- Three Bedrooms
- Two Bathrooms
- High Spec Finish
- Large Main Bedroom
- Ample Living Space
- Ideal for Families
- Good Storage
- Plethora of Amenities on Your Doorstep
- Moments from Leyton Tube Station

This artfully updated three-bedroom, two-bathroom home offers bright, spacious living in a fantastic location, close to the buzz of Francis Road, yet tucked away on a peaceful residential street with plenty of greenery nearby.

Standout features include a private rear garden, a generous kitchen/diner, a first-floor bathroom, and a converted loft complete with ensuite.

Leyton Underground station is a nine minute walk away, making trips into central London speedy and convenient, while Stratford is even closer, offering an unbeatable range of transport links, shopping and entertainment.



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### IF YOU LIVED HERE...

Beyond the smart frontage, you'll discover 1181 square feet of immaculate living space, finished with stylish decor and tasteful fittings throughout. The dual-aspect reception room sets the tone, with generous windows decked out in bespoke shutters and elegant parquet flooring, striking the perfect balance between character and contemporary comfort.

To the rear, the thoughtfully designed kitchen/diner offers ample space for both dining and relaxing. Sleek units and integrated appliances make it as practical as it is eye-pleasing, while natural light streams in through the skylight and patio doors. These open onto the low maintenance rear garden, where a patio area provides the ideal setting for outside dining.

Upstairs, the first floor features two well-proportioned bedrooms alongside a smart, modern bathroom. The converted loft serves

as a master bedroom, complete with an ensuite and useful eaves storage.

Around ten minutes' walk north-east is Francis Road, now a well-loved destination across London thanks to its mix of independents, from deli and wine bar Yardarm, to Phlox bookshop, Dreamhouse Records, and Korean favourite Zaxx.

Take a short stroll south-west to reach the iconic Olympic Park and, just beyond, Westfield Stratford. You're also close to East Bank, home to Sadler's Wells, the BBC, the V&A Storehouse and leading universities. Closer still is Coronation Park, with its charming bandstand and landscaped maze.



### WHAT ELSE?

- Leyton tube station is around nine minutes on foot to get you into central London via the Central Line. Or hop on a bus and be at Stratford in 15 minutes for the Elizabeth line and more.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. You've also got an Asda Superstore just eight minutes away on foot.
- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to the stadium to take in the sights and sounds of a game.

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