

First Floor

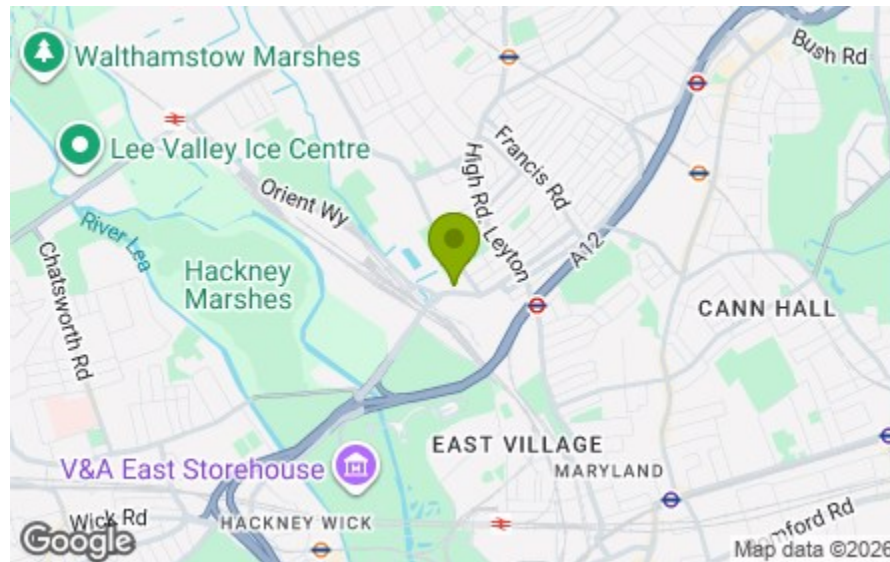
Total Area: 52.0 m² ... 559 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
 12'7" x 22'11"

Balcony
 10'8" x 7'3"

Bedroom
 12'8" x 11'2"

Bathroom
 7'1" x 6'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
		EU Directive 2002/91/EC	



140 DUNEDIN ROAD, LEYTON £1,800 Per Calendar Month 1 Bed Flat



Features:

- Available Mid April
- One Bedroom Apartment
- New Build Development
- Contemporary Interior
- Close to Leyton Tube
- Bright and Airy
- Unfurnished

A smart, bright, designer one bedroom balcony apartment, sat on the first floor of a modern development just ten minutes from Leyton tube. You're surrounded by greenery here, with landscaped parkland and marshes both within easy reach.

South west facing, your balcony totals eighty square feet of timber decked, sheltered and secluded outdoor space. The perfect spot for a morning coffee.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
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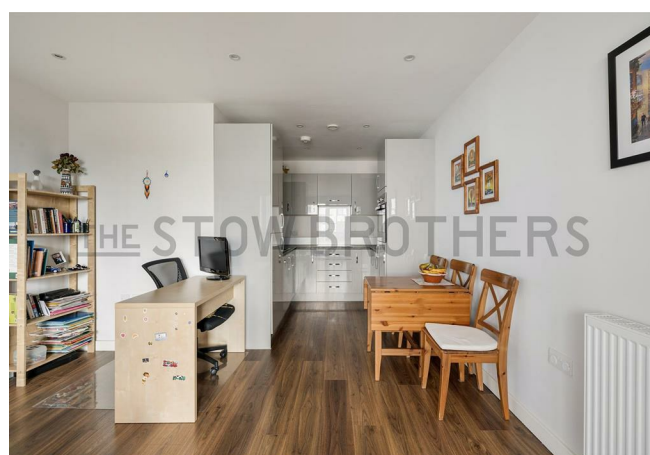
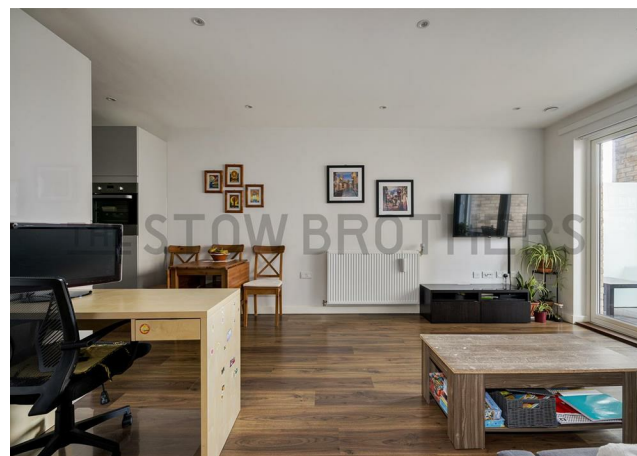
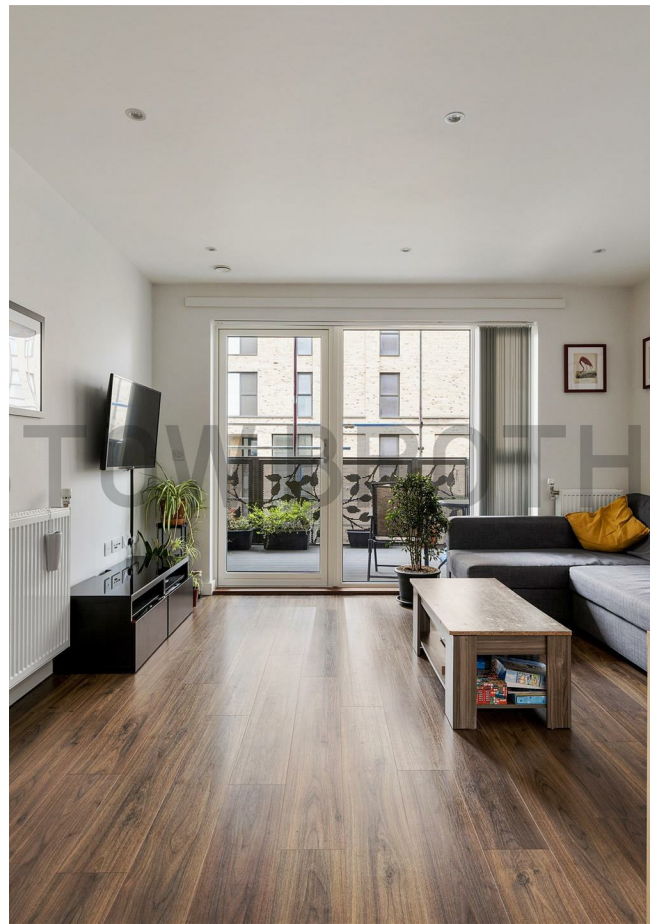
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

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IF YOU LIVED HERE...

Rich dark engineered hardwood flows underfoot in your hallway, running on into your 250 square foot, open plan kitchen and reception. The subtly segmented kitchen is kitted out with flanks of smoky grey cabinets, dark, quartz style worktops and a full suite of integrated appliances. Your lounge area luxuriates in natural light from the balcony.

Elsewhere your bedroom is a substantial, 140 square foot double, softly carpeted in grey with a floor to ceiling window for more natural light. Your bathroom's next

door, a softly lit boutique affair, tiled from top to toe in smooth dark sandy tones with an oversized vanity mirror and chrome heated towel rail.

Outside and, as noted, Leyton tube is just ten minutes on foot. From here the Central line will get you straight to Liverpool Street in eleven minutes, for an enviable door to door City commute. Heading to the West End? Tottenham Court Road is just nine minutes further. If you're staying local, you have a good choice of cafes and pubs along Leyton High Road, just five minutes from your new front door.



WHAT ELSE?

- East Village, the former Olympic athlete's village reimagined as 'London's Coolest Postcode' is just fifteen minutes on foot and home to an ever evolving range of independent bars and restaurants.
- There's a welcome wealth of extra fitted storage in your hallway, always a handy bonus in London apartment living.
- The endless shopping and leisure facilities of Westfield Stratford are just a thirty minute stroll across the park.

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