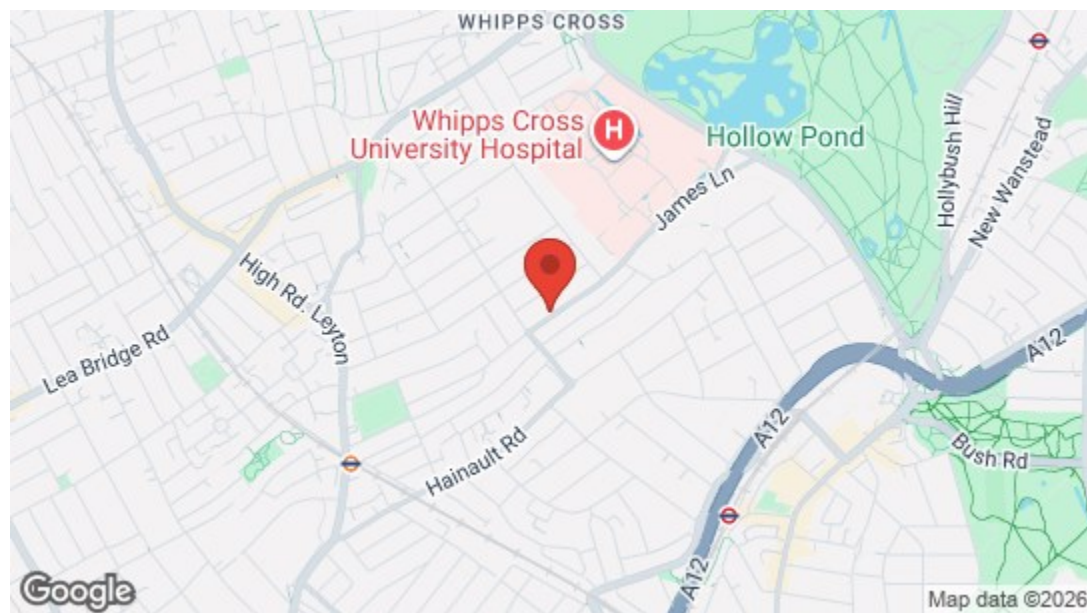


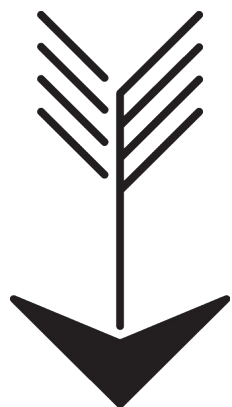
Total Area: 62.8 m<sup>2</sup> ... 676 ft<sup>2</sup> (excluding cellar)  
 All measurements are approximate and for display purposes only

 **James Lane, Leyton**  
**£1,800 Per Calendar Month**  
**I Bed Apartment - Conversion**



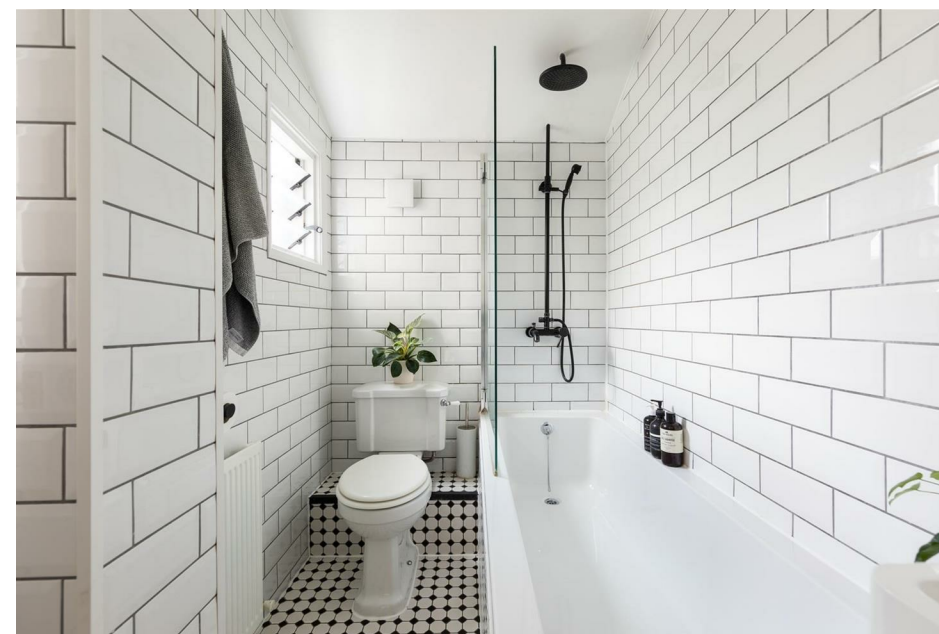
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## Features

- Available Mid-May
- Period Conversion
- Spacious Double Bedroom
- Separate Modern Kitchen
- Tastefully Refurbished Throughout
- Private Well Maintained Garden
- Conservatory



A bright and generously arranged one bedroom apartment on the ground floor of a Victorian terrace in Leyton, with dedicated front door, cellar, rear extension and a lengthy private garden. Ideal for a couple, and available now.

You're blessed with a best of both worlds location here. Sat on a quiet residential street, you have the bustle of High Road Leytonstone and the peaceful natural space of Epping Forest both just a half mile away on foot.



### WHAT ELSE

- As noted, the wild wide open green and blue spaces of Epping Forest and Hollow Ponds are just a ten minute stroll anytime you fancy getting back to nature. Rent a row boat and explore the waterways for one of the most relaxing ways we know to spend a Summer afternoon.
- Leytonstone tube station is just over a half mile on foot for the Zone 3 Central line, putting Liverpool Street just fourteen minutes away direct.
- Our foodie destination of Francis Road is well worth the fifteen minute walk, for a fine range of independent cafes, eateries, gastropubs and other meeting spots.





➤➤ IF YOU LIVED HERE

You'll be curling up in a glorious double bedroom, sat to the front, incorporating that lovely bay window and coming in at over 200 square feet. A bank of floor to ceiling wardrobes sit opposite striking statement wallpaper and a vintage hearth and mantel, while inbetween original timber floorboards flow underfoot and a classic ceiling rose with pendulum lighting sits overhead.

Next door is your sleek, gleaming kitchen, decked out in eggshell blue cabinets, topped with brass fittings and white marbled countertops. Classic white metro tiling sits on the backsplash as well as in the open hearth and surround opposite. Head through a similarly stylish utility space for your bathroom, metro tiled from floor to ceiling and decked out with onyx fittings, including an embedded rainfall shower over the tub.

You've a welcome wealth of sociable space too, your 120 square foot lounge features more of that gorgeous vintage flooring underfoot, every inch awash with the light that comes flooding through from your eighty square foot conservatory. In here you have floods of natural light, naturally, with a whitewashed exposed brick wall running down one side. The glazed rear wall opens out to your garden, where a raised deck leads down to your length of lawn, surrounded by gravel pathways, timber fencing and sleeper beds. All ending in a second deck and tree-dotted horizon.

