

Kitchen / Diner / Living Room
 13'11" x 24'11"

Outside Area
 13'11" x 17'11"

Garden Room
 7'10" x 5'7"

Bedroom
 13'6" x 9'8"

Bedroom
 7'10" x 11'9"

Bedroom
 9'7" x 16'7"



BYRON ROAD, LEYTON £3,000 Per Calendar Month 2 Bed House



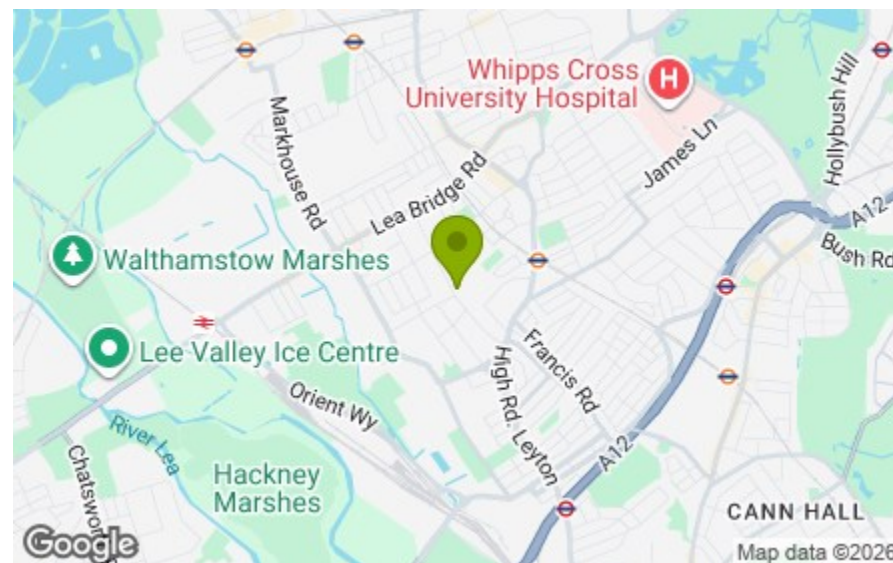
Features:

- TWO MONTH SHORT LET
- Immaculately Presented
- Three Bedrooms
- All Bills Included
- Kitchen/Diner
- Arranged Over Three Floors
- Garden Room
- Easy Access To Jubilee Park
- Stone's Throw Away from Leyton Midland Road Station
- Plethora of Amenities in Easy Reach

SHORT LET AVAILABLE FOR TWO MONTHS THIS SUMMER!

An immaculately presented and stylish two bedroom, two bathroom family home spanning three storeys, bursting with designer detail, character, colour and natural light throughout. It's all located just ten minutes from Leyton Jubilee Park.

You're just an eight minute walk from Leyton Midland Road Station for Overground services, and a two stop trip to Blackhorse Road Station will connect you to the Victoria Line, bringing you to King's Cross in just fifteen minutes from there.



Energy Efficiency Rating	
	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	
Current	88
73	
England & Wales	EU Directive 2002/91/EC

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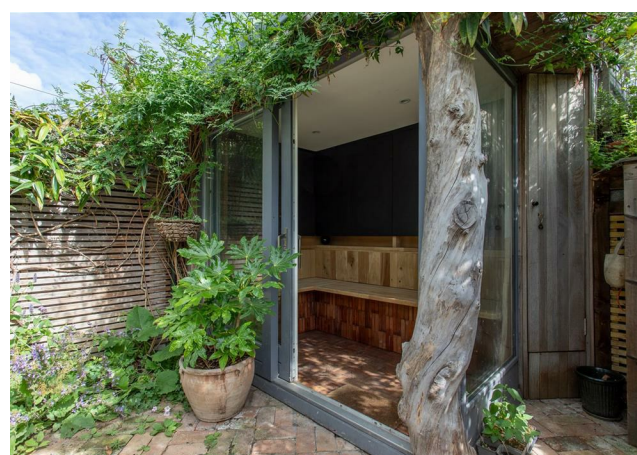
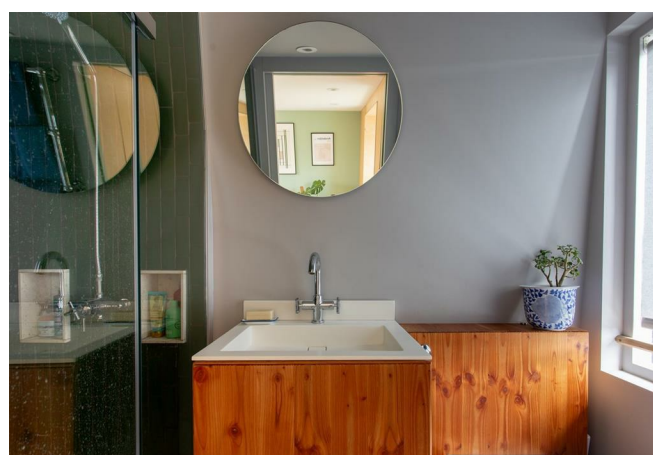
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IF YOU LIVED HERE...

You'll be stretching out among an eye-catching blend of mid century and modern design, laid out across 940 square feet. The smoothly flowing reception, kitchen, and dining area features off white walls that provide a neutral backdrop, while a box bay window in an elegant archway floods the room with light. Pendant lighting hangs overhead, and rich oak floors run throughout. The L shaped kitchen features striking forest green cabinets, polished concrete worktops, integrated appliances, and slate grey hexagonal tiling.

Upstairs, the bespoke staircase leads to two spacious double bedrooms. The front sleeper features original wood flooring, abundant natural light from two large windows, and a beautiful golden oak fitted wardrobe. The second bedroom is decorated in duck egg blue and includes a large fitted wardrobe. Your first floor bathroom has a stylish combination of white textured

herringbone tiles, a tub with a shower overhead, and an attractive Iroko vanity. On the third floor, a striking sky lit bedroom features sage green and birch ply, ample eaves storage, and a modern en suite with Bert and May tiles and a separate shower cubicle.

Outside you have a wealth of open greenery, beloved eateries, and classic pubs at your fingertips. Leyton High Road and Leyton Midland Road, less than a ten minute walk away, are home to Perky Blenders Coffee, Gravity Well Taproom, and Burnt Smokehouse.

Head twelve minutes south to Leyton High Road for succulent toasties at Deeney's and a pint at the Coach and Horses Pub. Coronation Gardens is on your doorstep and as noted, Leyton Jubilee Park is just ten minutes away, perfect for evening runs.



WHAT ELSE?

- Your kitchen seamlessly flows into a brick laid mature garden filled with greenery, ideal for outdoor entertaining. The modern garden studio with hidden storage and a bench worktop can easily convert from an office space by day to a snug by night.
- Parents will be happy to learn that within a one mile radius of your home, there are seven primary schools rated outstanding by 'Ofsted', including Riverley Primary, just six minutes away.
- Keep fit at Pause, a top rated yoga and pilates studio.

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