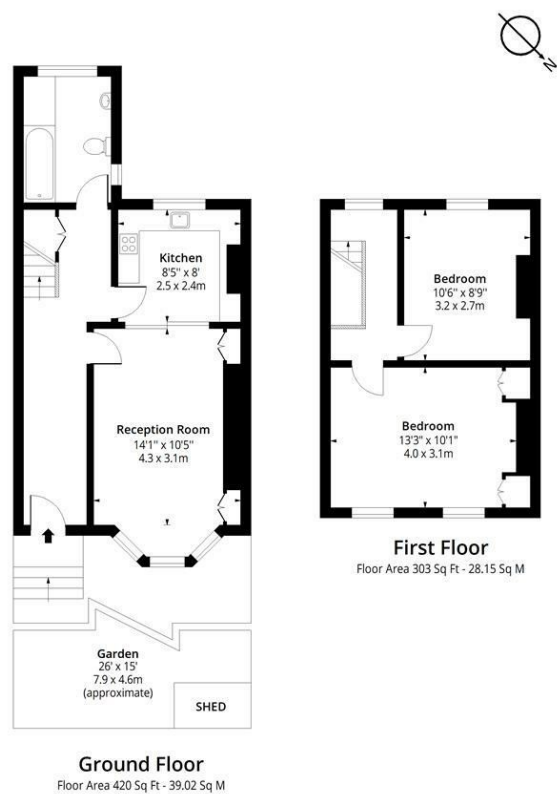
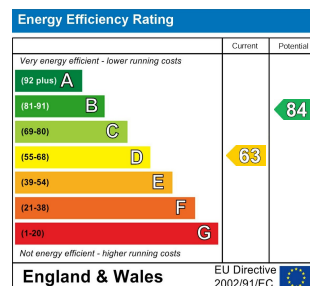
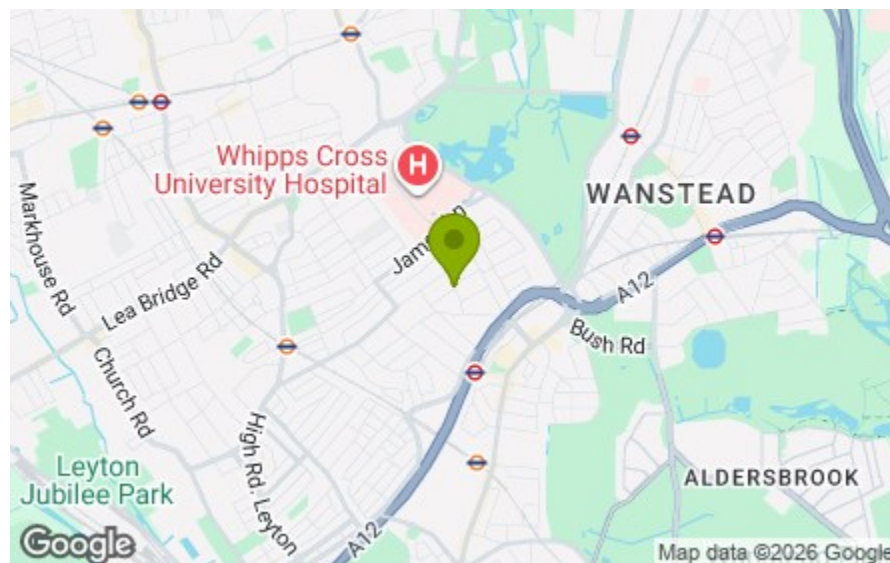


Lytton Road, E11  
Approx. Gross Internal Area 723 Sq Ft - 67.17 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
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# THE STOW BROTHERS

SALES  
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NEW HOMES  
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## LYTTON ROAD, LEYTONSTONE £2,100 Per Calendar Month 2 Bed Flat



### Features:

- Two Double Bedrooms
- Split Level Flat
- Bay Window
- Neutral Decor Throughout
- Private Outside Space
- Close to Leytonstone Tube
- Parking Permits Only
- Holding Deposit: equivalent to one week's rent capped at £400

A bright and lovingly finished two double bedroom brick fronted Victorian terrace. Nicely set back from the road, a peaceful street just moments from Leytonstone High Road.

The wild wide open blue and green natural space of Hollow Ponds and Epping Forest are just as handy, less than a half mile on foot and perfect for morning jogs, evening strolls or just hiring a row boat and exploring the waterways with friendly ducks in tow.

REQUEST A VIEWING  
0203 397 2222

**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
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**E17 & E10**  
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#### IF YOU LIVED HERE...

You'll be strolling up the garden path, taking in the handsome brick frontage of your new home. Once inside, pride of place is taken by your spacious main reception, every inch awash with natural light thanks to that oversized bay window, and with a vintage hearth serving as a striking centrepiece.

Next door your kitchen's a sleek affair with glossy grey cupboards, treated wood countertops. Elsewhere, both bedrooms are substantial doubles, each decked out with wood floor underfoot and pristine white walls. Finally, your bathroom's particularly striking, bright and expansive with a classic white suite.

Outside, Leytonstone High Road is less than a half mile on foot, packed with shops, restaurants, bars, cafes and all the other amenities you could wish for. Leytonstone tube station is just as close, and will whisk you directly into Liverpool Street (fourteen

minutes, for the City) or Tottenham Court Road (twenty three minutes, for the West End) via the Central line.

#### WHAT ELSE?

- For your new local we have to recommend the Red Lion, a much loved local institution this bright and capacious gastropub serves up delicious food in sumptuous, family-friendly surroundings.
- With plenty of sociable space and well balanced bedrooms, the apartment is equally ideal for a couple, young family or professional sharers, and is available now.
- Another fine spot to check out is the Sir Alfred Hitchcock Hotel. Just ten minutes away on foot it's the perfect spot to watch the sun go down over the forest.



#### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886–1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

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