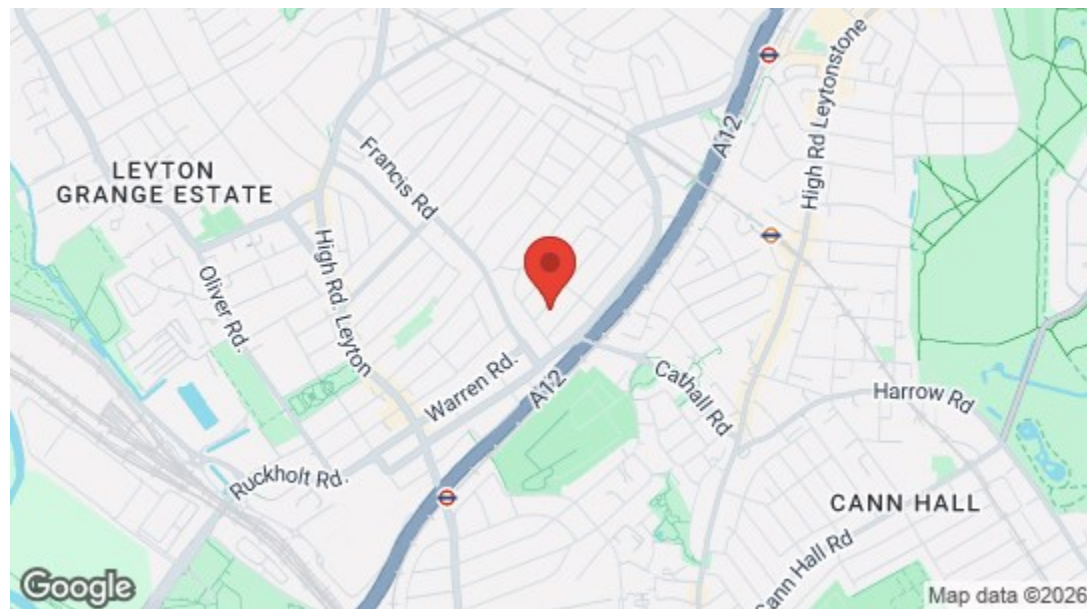




Total Area: 76.4 m² ... 823 ft²
 All measurements are approximate and for display purposes only



Pearcroft Road, Leytonstone
£2,300 Per Month
2 bed, House



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Features

- Terraced House
- Two Double Bedrooms
- Kitchen Diner
- Newly Decorated
- Private Garden
- Walking Distance to Underground
- Parking Permit Only
- Holding Deposit: equivalent to one week's rent capped at £400



This bright and smartly laid out two-bedroom terrace home is set on a leafy residential road, just moments from the buzz of Francis Road. Beyond that, you've got both Leyton and Leytonstone's amenities within easy reach, including award-winning eateries and excellent transport connections.

Highlights include a bright reception, a spacious kitchen-diner, a first floor bathroom and a secluded south-facing garden - a major plus.



WHAT ELSE?

- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south-east via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats.
- A short bus ride takes you to the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A East.
- Foodie highlights off the Leytonstone High Road include hidden gem Panda dim sum and taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.





➤➤ IF YOU LIVED HERE...

You'll love the amount of living space that this two-storey home offers. On the ground floor you have a bright reception, and a spacious kitchen-diner with plenty of storage and quality appliances.

The south-facing rear garden extends from the kitchen, offering a sunny and secluded spot to relax in warmer months, surrounded by mature foliage.

Upstairs, you'll find two smartly finished double bedrooms and a modern family bathroom.

When it comes to exploring beyond, you're only a few minutes on foot from the part-pedestrianised Francis Road. This fantastic neighbourhood is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox and Dreamhouse Record, with much more in between.

Even closer, the Grove Green Road area has been buzzing with activity for a few years - the Filly Brook, Northcote and Heathcote & Star are all great options.

Leyton tube station is a short walk to get you into Central London via the Central line (Leytonstone is slightly further, but handy if you're travelling east). Or hop on the Overground at Leytonstone High Road for the Suffragette Overground.

