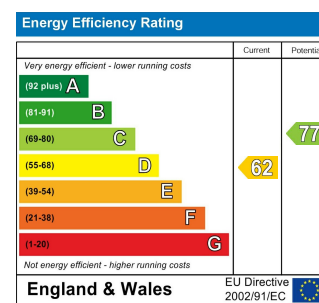
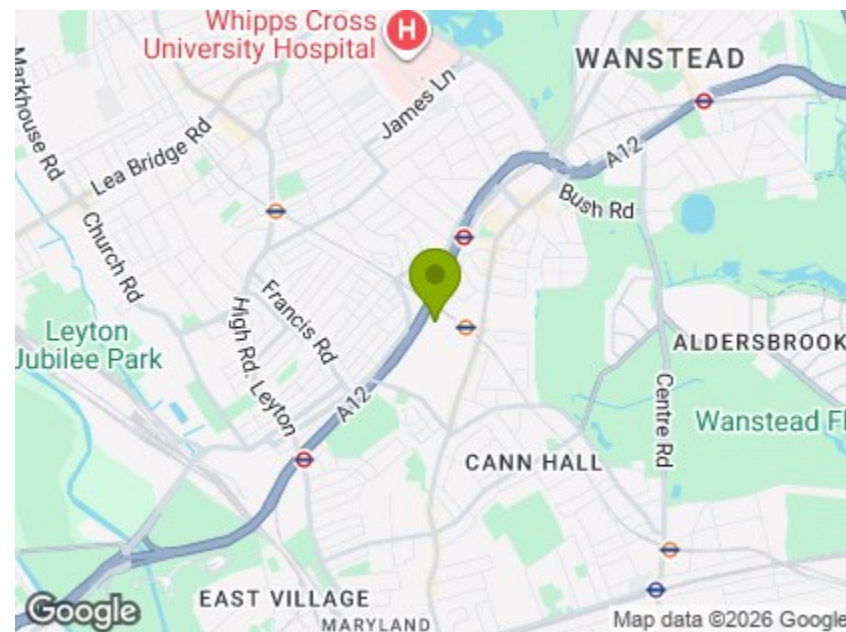


Total Area: 61.6 m² ... 663 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



NORMAN ROAD, LEYTONSTONE

£1,700 Per Calendar Month
 2 Bed Flat



Features:

- Two Double Bedrooms
- Balcony
- Side Access
- Landscaped Private Garden
- Moments from Leytonstone Station
- Located on First Floor
- Street Parking
- Holding Deposit: equivalent to one week's rent capped at £400

A bright and handsomely brick fronted two double bedroom apartment on the first floor of a Victorian end of terrace. Here you're in the beating heart of Leytonstone, with overground and underground stations, Leytonstone High Street and the great green expanse of Wanstead Flats within easy reach.

Not only are you elegantly positioned on a pleasant, tree-lined no through road, you also have a balcony and landscaped rear garden. Drivers will be pleased to know they can be on the North Circular in just over ten minutes and the buzzing social hub of Francis Road is a mere half a mile away.

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 0203 397 2222

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 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

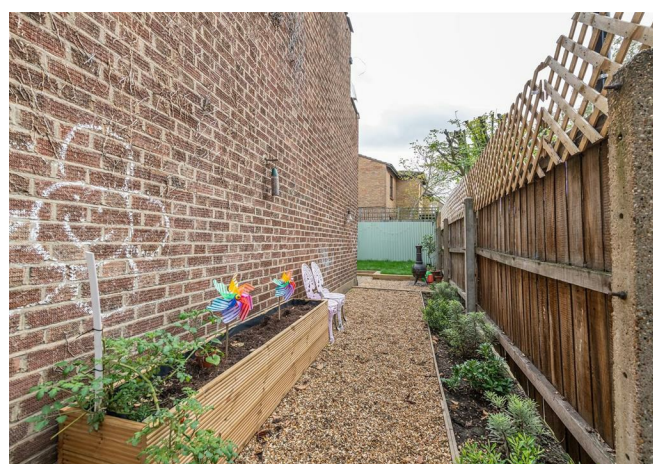
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IF YOU LIVED HERE...

You'll be stretching out in your huge 180 square foot lounge, with pleasant leafy street views framed by a twin set of windows, plush grey carpet underfoot and plenty of space for dining. Next door bedroom one is a generous 125 square foot double dressed in neutral tones with more cosy carpeting and a garden view. Elsewhere, your bathroom's bright and contemporary, dressed in gleaming floor to ceiling metro tiles and complete with a tub, shower and mirrored cabinet; quite the space for soaking in a relaxing cloud of gently popping bubbles.

Next door and the kitchen's resplendent in a smart cream suite, delightfully contrasting marbled ebony countertops and a sparkling metro tile backsplash. Your second bedroom's dual aspect, a solid double of 100 square feet enjoying built-in storage and access to the balcony - being covered it's an ideal spot for morning coffee all year round. Lastly, the landscaped rear garden's accessed via the side and home to a path flanked by flourishing beds, leading to a patio

positively perfect for al fresco entertaining, and on to a barely overlooked lush lawn.

Outside and Leytonstone High Road overground station is a mere three minute walk round the corner to speed you across North London on the Gospel Oak to Barking line. Leytonstone tube station is a little further - half a mile on foot - for direct, speedy access to the West End and the City via the Central line. The many and varied amenities of Leytonstone High Road itself are also right on your doorstep, just five minutes' walk. Mora Restaurant is a much-loved Sardinian eaterie with wine pairings out of this world. Complete with a take-away and deli shop it's well worth the ten minute stroll from your front door.



WHAT ELSE?

- The varied health and fitness facilities of Leytonstone Leisure Centre are eight minutes away on foot. Here you'll find swimming pools, gym, fitness classes, and a health suite/spa.
- A long lease means you won't have any renewal worries.
- Current and prospective parents will be pleased to know that you have seventeen primary/secondary schools rated 'Good' or better by Ofsted just in a one mile radius, three of which are deemed 'Outstanding'.

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Garden

18 x 20

Side Return (garden)

7 x 50

Lounge/ Dining Room

16'11" x 10'6"

Bedroom

11'8" x 10'6"

Bathroom

Kitchen

6'10" x 6'11"

Bedroom

9'0" x 11'1"

Balcony



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