

Reception Room
13'5" x 10'11"

Kitchen
6'0" x 10'11"

Hallway
14'1" x 2'4"

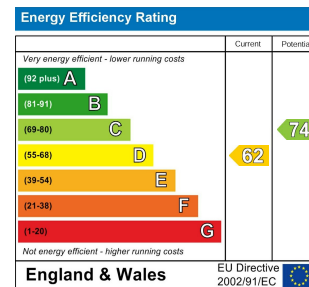
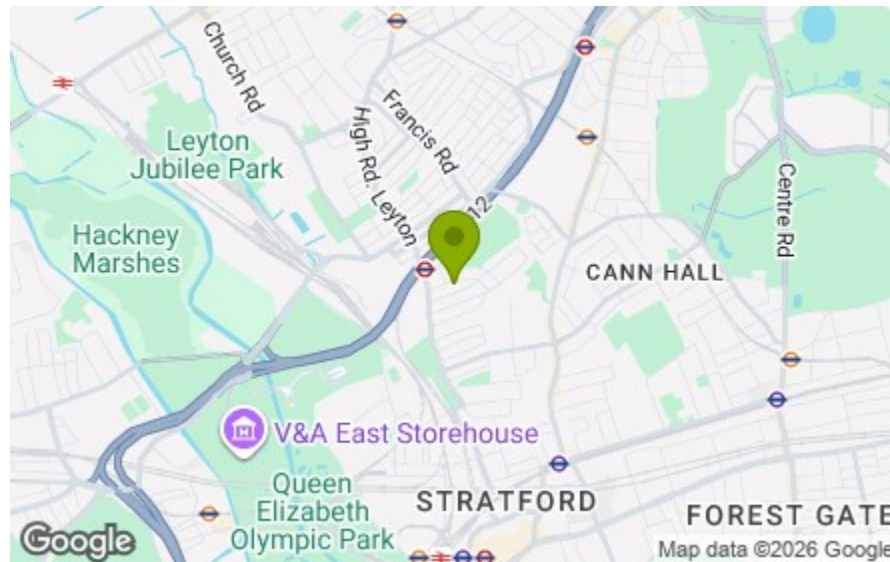
Bedroom
10'11". x 9'8"

Bedroom
13'2" x 11'4"

Bathroom
5'1" x 8'10"

Terrace
10'10" x 15'5"

Garden
22'11" x 16'4"



CALDERON ROAD, LONDON £1,800 Per Calendar Month 2 Bed Apartment - Conversion



Features:

- Two Double Bedrooms
- Ground Floor Flat
- Spacious Kitchen
- Private Garden
- Close to Amenities
- Short Walking Distance to Underground
- Street Parking
- Holding Deposit: equivalent to one week's rent capped at £400

Perfectly positioned between the Olympic Park and the vibrant neighbourhoods of Leyton, Leytonstone, and East Village, this two-bedroom apartment offers generous living space, along with a cellar and a secluded rear garden with covered terrace.

With excellent transport links, including Leyton Station just moments away on the Central line, as well as nearby green spaces and some of East London's best coffee shops, restaurants, culture, and amenities, this is an exceptional home in a highly sought-after location.

REQUEST A VIEWING
 0203 397 2222

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

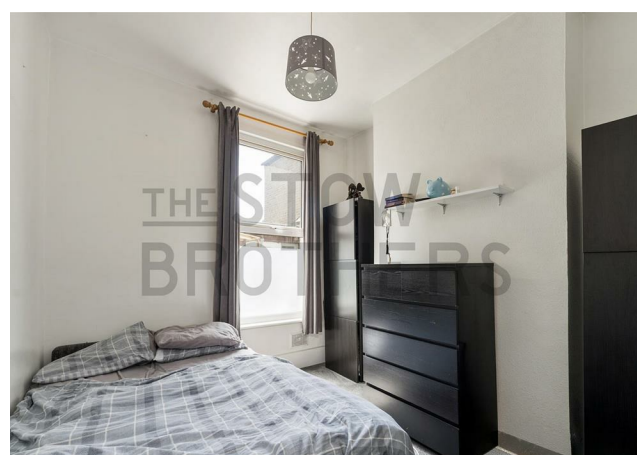
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 0203 325 7227

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 0208 520 6220

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IF YOU LIVED HERE...

Spread across the ground floor of this period conversion, this home offers a fantastic amount of living space to make your own. The decor is smart and stylish, with contemporary updates sitting alongside original features.

Both bedrooms are generous doubles, and either could easily be used as a second reception room or home office if preferred.

The reception room sits conveniently alongside the kitchen, which is both characterful and modern, featuring generous units and stylish tiling. This thoughtful design continues into the bathroom, where you'll find an over-bath shower.

To the rear, you'll find a covered terrace leading to a secluded decked garden, while there's plenty of greenery nearby, including the Olympic Park and the ever-popular Langthorne Park. The

legacy of the London 2012 Games means the area also benefits from exceptional sporting facilities, including the Lee Valley VeloPark and the London Aquatics Centre.

Nestled between several thriving East London neighbourhoods, you're perfectly placed for a fantastic range of amenities. Head towards Leyton and discover the part-pedestrianised hub of Francis Road, home to the upmarket wine bar Yardarm, Korean cuisine at Zaxx, vinyl haven Dreamhouse Records, and much more.

Meanwhile, Leytonstone offers an exciting selection of independent food spots, including Homies on Donkeys, Mum Likes Thai Food, Panda Dim Sum, and Le Regret. Or wander towards Grove Green Road, where you can choose between the equally popular Filly Brook and Heathcote & Star.



WHAT ELSE?

- Nearby, there's also East Bank, a unique collaboration between world-leading universities and arts and cultural institutions, including Sadler's Wells, the BBC, and V&A East.
- Stratford is a shopper's delight, with everything from luxury boutiques, high street retailers, and department stores at Westfield Stratford, to the essential shops and market stalls within Stratford Centre, and the independent stores of the East Village.
- Drivers are less than ten minutes from the North Circular.

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