

THE STOW BROTHERS

EST 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



TOTAL APPROX. FLOOR AREA 1903 SQ.FT. (176.8 SQ.M.)

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.
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 Fairlop Road, London
£3,000 Per Month
4 Bed House

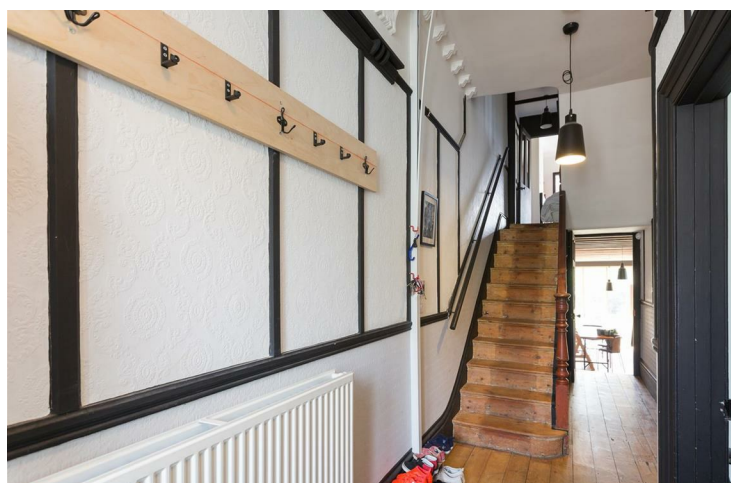


| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | | EU Directive 2002/91/EC |



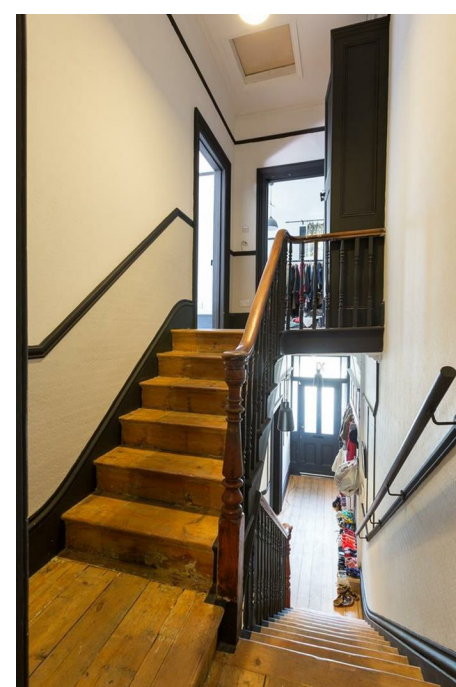
Features

- Five bedrooms
- Close to Leytonstone Station
- Driveway
- Architecturally designed
- Period features
- Available from end of October
- Large garden



A uniquely designed, hugely spacious five bedroom home expertly laid out over three floors. With dual reception rooms, two bathrooms and 2000 square feet of living space, this is the ideal home for the largest of families or groups of professional sharers. It's all available from the end of October.

Leytonstone Tube station is barely a hundred yards away on foot. From here you have fast, direct access to The City and West End via the Central Line. Liverpool Street is just 13 minutes away, Tottenham Court Road only 22.



Explore our 'Wonders of E11' pages for everything this uniquely placed district has in store.

Like much of East London, Leytonstone has great transport links with the city and central London. Liverpool Street is just 15 minutes away, and you can reach Tottenham Court Road in less than 25.

The High Road has plenty of shops, cafes, bakeries and boutiques within easy reach. You also have the impressive bustle of one of the largest shopping centres in Europe - Westfield Stratford, just down the road.

Housing stock is mostly sturdy Victorian terraces, developed over time to provide a wide range of houses and apartments. There's a strong sense of community in this creative and evolving area.







➤➤ IF YOU LIVED HERE

You'll be enjoying some truly unique Design & Decor - the two front reception rooms are connected by double doors, for a highly flexible space of up to 350 square feet. You have beautifully restored timber floorboards, a pair of period mantelpieces, contrast walls, original cornicing and picture rails. Dual aspect and with a large bay window at the front, the whole space is flooded with natural light.

The kitchen/diner is still more arresting; well over 250 square feet with original timber cabinets, artful, vintage fittings, original floorboards underfoot, beams overhead and three large floor to ceiling windows looking out over the lengthy rear garden.

Upstairs you have three generous bedrooms, a handy utility room (with more bespoke timber cabinets) and the second of your two bathrooms, brilliantly decked out with exposed copper piping and floor to ceiling tiles. The lower ground floor has the remaining two bedrooms and the larger bathroom, just as stylish as its little brother.

WHAT ELSE?

- You have off street parking and drivers can be on the A12 in a little over five minutes.
- The garden is a secluded, lengthy lawn with plenty of screening greenery.
- You're well served for schools, with seven primary/secondaries within easy walking distance, including Newport School and Davies Lane Primary, both rated 'Outstanding'.

