

Reception Room  
 14'7" x 13'3"

Kitchen  
 6'10" x 6'9"

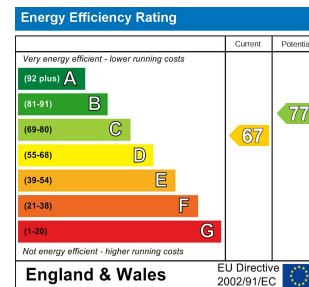
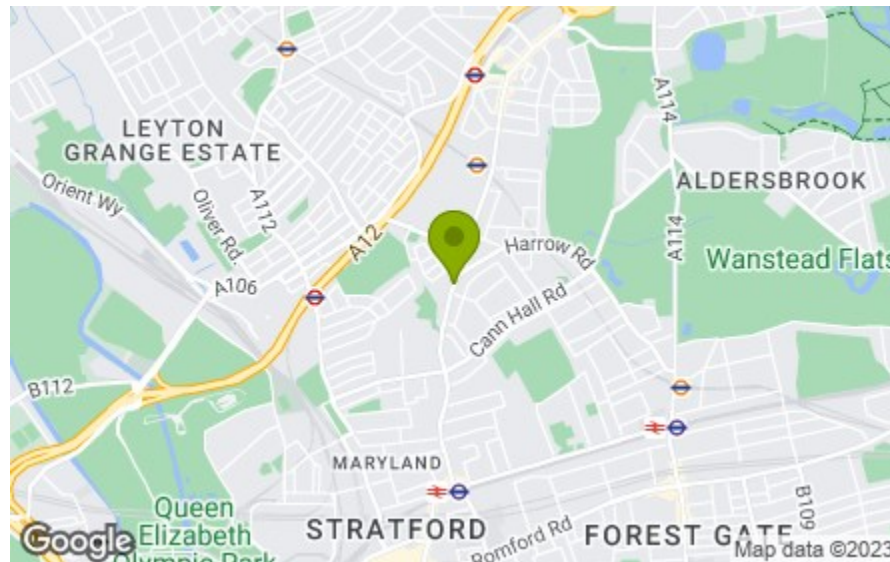
Bathroom

Bedroom  
 13'2" x 10'6"

Garage  
 18'0" x 8'2"

Total Area = 57.5 sq m / 620 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



## HIGH ROAD, LEYTONSTONE £1,150 Per Calendar Month 1 Bed Apartment - Purpose Built



### Features:

- First Floor Flat
- One Bedroom
- Modern Decor
- Separate Kitchen
- Garage Included
- Council Tax Band B
- Minimum 12 Months Tenancy Agreement
- Off Road Visitor Parking

This bright and modern one-bedroom apartment with its own garage and neutral decor throughout is situated in a fantastic spot in a thriving part of East London.

Within a ten minute walk, you could be stretching out in nature at the Wanstead Flats, sitting down to dine at Time Out's 'best restaurant' Singburi or jumping on a train to enjoy the countless things our capital city has to offer.

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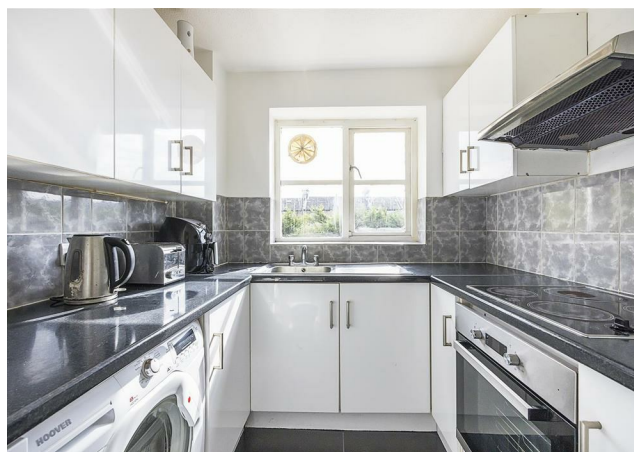
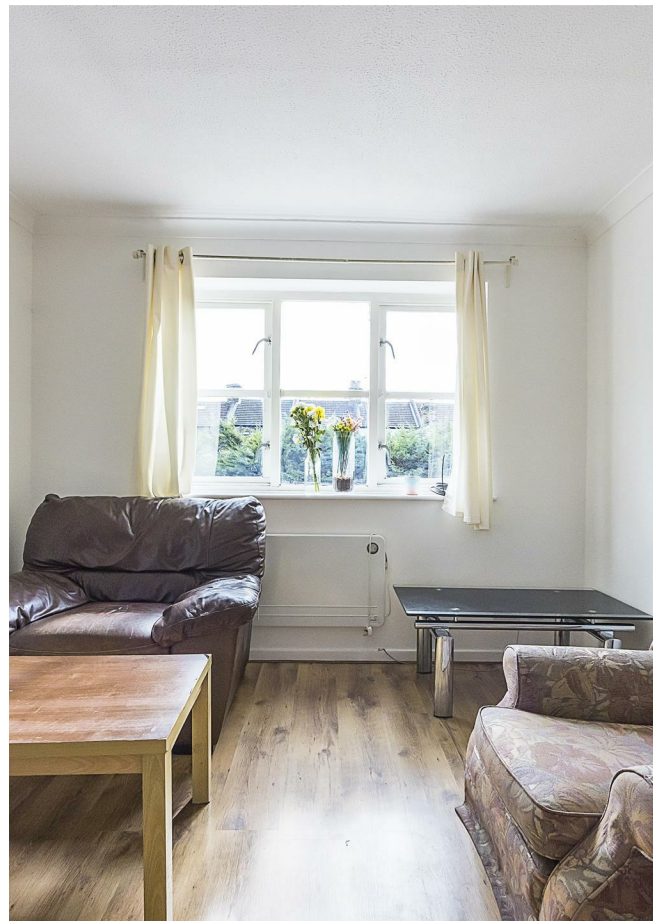
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#### IF YOU LIVED HERE...

You'll love the way that clean decor of this first floor apartment means you can choose between adding your own touches or staying fully minimalist. The kitchen and bathroom are contemporary, while the layout has been designed with modern living in mind - you'll appreciate the separate kitchen and reception room.

The fact that the apartment comes with its own garage coupled with its proximity to the North Circular will delight drivers, but there's plenty that you can enjoy on foot in the neighbourhood...

A few minutes away, Langthorne Park has sports courts, ornamental gardens and green lawns. The favoured hunting ground of Henry VIII, Wanstead Flat is a short stroll away and perfect for fitness fans and picnickers.

For more of an urban buzz, Winchelsea Road is a short hop on foot and has an

excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Arch Rivals. Or head north towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and Arch Deli.

#### WHAT ELSE?

-Leytonstone High Road station is just 10 minutes walk for the Gospel Oak to Barking line, with Blackhorse Road tube just a seven minute ride away for the super-speedy Victoria line. For direct central line access to the City and West End, both Leyton and Leytonstone tubes are around 15 minutes on foot.

- Nip down to neighbouring Forest Gate for the snazzy new Elizabeth line.

-You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park.



#### 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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