

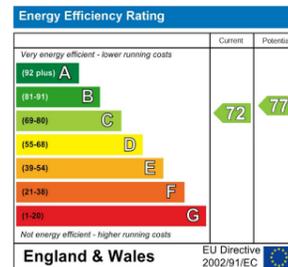
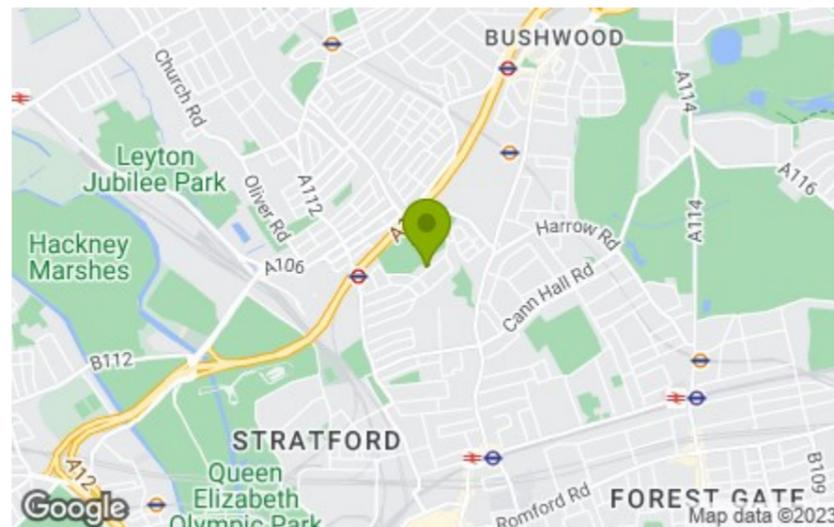
Kitchen / Lounge / Diner  
18'0" x 12'11"

Bathroom  
8'0" x 5'2"

Bedroom  
11'9" x 9'7"

Total Area: 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>

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.



## NORTH BIRKBECK ROAD, LEYTONSTONE

£1,375 Per Calendar Month  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Located on Top Floor
- Newly Refurbished
- Modern Decor
- Open Plan Kitchen
- Available Immediately
- Minimum 12 Months Tenancy

A bright and immaculate one bedroom apartment on the second floor of a grand, semi detached period townhouse. You're just a short walk from Leyton underground here, with a bounty of lush, natural retreats at your fingertips.

The amenities of Leyton High Road are a mere six minute stroll around the corner, too, for all your day-to-day needs. Leytonstone High Road is about the same distance from your doorstep, offering more choice of places to eat, drink and shop.

**E11 & E7**  
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0203 397 2222

**E17 & E10**  
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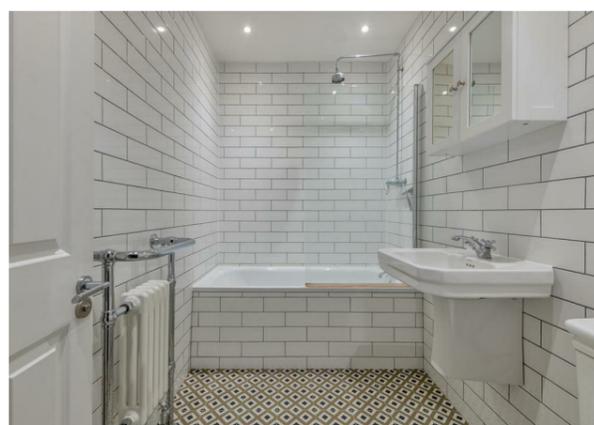
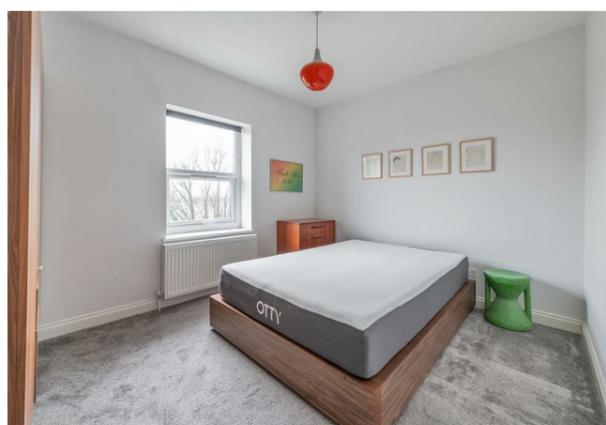
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#### IF YOU LIVED HERE...

You'll love having the many and varied attractions of Stratford within easy reach. Whether you're taking in the views from the ArcelorMittal Orbit in the Queen Elizabeth Olympic Park, strolling the broad promenades of Westfield Stratford City, or making use of the handy confluence of travel connections, you've the best of all worlds here. You can even walk to Leytonstone High Road in twelve minutes to get the Overground to Barking and on to the sandy climes of Southend-on-Sea! Inside and your 220 square foot lounge/kitchen/diner is a sleek space with south-east-facing twin windows bouncing natural light off pristine white walls. Smartly engineered hardwood flows underfoot and the kitchen area's home to seamlessly integrated appliances housed in impeccable glossy units. Your bedroom's a plush-carpeted generous double of 115 square feet with a garden view, while the bathroom's sublime and sparkling in white tiles, with a shower over the tub and vintage fixtures and fittings.

When it comes to natural environs you're spoiled for choice. Langthorne Park is

a four minute stroll away, with a wealth of outdoor sporting facilities and amphitheatre as well as the Quiet Garden, for those times when you just need to sit and recharge. Wanstead Flats is a fourteen minute walk or five minute cycle (check out Winchelsea Arches for an array of eateries en route), while beyond the Olympic Park lie Hackney Marshes and Victoria Park. On your way to the latter you're bound to find a new favourite spot among the esoteric offerings of Hackney Wick.

#### WHAT ELSE?

- Your new local is the friendly Birkbeck Tavern, just a few doors down from your new abode. It's an old-school pub with a lawned beer garden and no fewer than two dartboards.
- Date night? Head to Figo for fresh Italian fare. From crispy pizzas to truffle ravioli and pistachio cannelloni, there's something for every palate here.
- You're a mere seven minute walk from Leyton underground, from where the Central Line will whizz you to Stratford in five minutes or Liverpool Street in under fifteen.



#### 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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