

Bedroom
15'1" x 11'1"

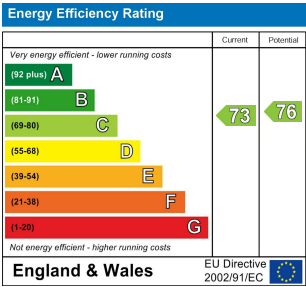
Reception room
14'9" x 12'5"

Kitchen
7'2" x 6'10"

Bathroom
5'6" x 4'7"

TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 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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BUXTON ROAD, STRATFORD

£1,300 Per Calendar Month
1 Bed Apartment - Conversion



Features:

- One Bedroom Conversion Flat
- Private Section of Garden
- Close to Maryland Station
- Good Decorative Order
- Close to Leytonstone High Street
- 12 Month Tenancy +

A classic and bright one bedroom ground floor Victorian terrace apartment within easy reach of the amenities of Leytonstone High Street and excellent transport links. You've a wealth of outside space – including both a front courtyard and barely overlooked rear garden – and generous room sizes.

Fancy a stroll? The Queen Elizabeth Olympic Park is just over a mile on foot, for all the wonders of the 2012 Olympics legacy, including the Wetlands Walk, Lee Valley LeoPark, London Aquatic Centre and of course the sprawling green space of the park itself.

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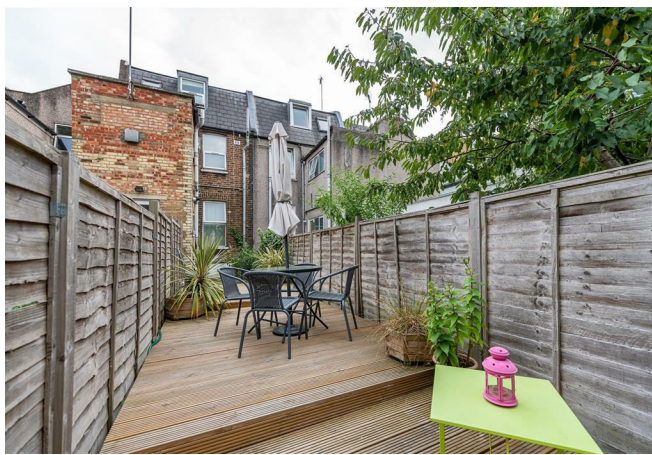
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IF YOU LIVED HERE...

You'll be entertaining friends and family al fresco in your rear garden. Here you have a lengthy strip of lovingly-designed descending deck with a dining area, verdant pots and a pergola, all flanked by high fences for privacy. Inside and your bedroom comes in at a generous 160 square feet with a bay window dressed in plantation shutters, ushering in floods of natural light, and solid oak hardwood flooring underfoot.

Through to the even more spacious 180 square foot lounge and you're blessed with pristine white walls, dining space and a tranquil garden view. Elsewhere your kitchen's solid timber countertops, smart white suite and sleek grey floor tiles with matching integrated appliances make for an ideal space to cook up a storm and your bathroom's a gleaming white tiled space. Both spaces enjoy the luxury of underfloor heating.

Outside, Crossrail is now open so Maryland station which is just a five minute walk, links directly into Central London. You'll get to Liverpool Street in ten minutes and Bond Street in eighteen minutes direct. Stratford - with the gargantuan Westfield Stratford City shopping centre and myriad transport links of Stratford overground and tube station - is a mere seventeen minute stroll (or fourteen minutes if you feel like being whisked there via a choice of two bus routes at the end of your street) from your front door.

WHAT ELSE?

- Winchelsea Road is within walking distance and well worth the time, it's home to some great independent bars and restaurants including the Wanstead Tap and Arch Rivals.
- Drivers can be on the North Circular in a little over fourteen minutes.
- Fancy getting some nature under your feet? The wide, open space of Wanstead Flats is just a stretch further than Winchelsea Road. It's twenty minutes on foot or, if you fancy catching the bus, hop on the nearby 58 or 308 buses for the same journey time.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies. Allegra, a sensational seafood restaurant on the seventh floor of The Stratford hotel would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON
E11 BRANCH MANAGER

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