

Ground Floor

Total Area: 76.4 m<sup>2</sup> ... 823 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
24'8" x 14'2"

Bedroom  
15'7" x 9'4"

Bedroom  
16'3" x 9'10"

Ensuite  
7'0" x 4'11"

Bathroom  
7'1" x 6'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HAINAULT ROAD, LEYTONSTONE

Offers In Excess Of £405,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- Two Bathrooms
- Modern Secure Block
- Off Street Parking
- Open Plan Kitchen/Reception
- Next to Francis Road
- Great Transport Links

A sleek, designer two bedroom, two bathroom apartment, sat on the ground floor of a stylish modern development just around the corner from Leyton's foodie destination of Francis Road and the transport links of Leyton Midland Road station.

Among other travel connections on your doorstep you have Leyton and Leytonstone central stations within easy walking distance, plus protected cycleways taking you all the way to Stratford and Hackney.

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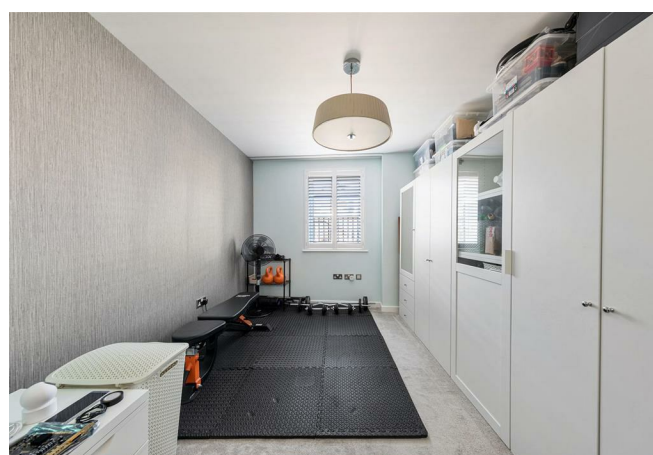
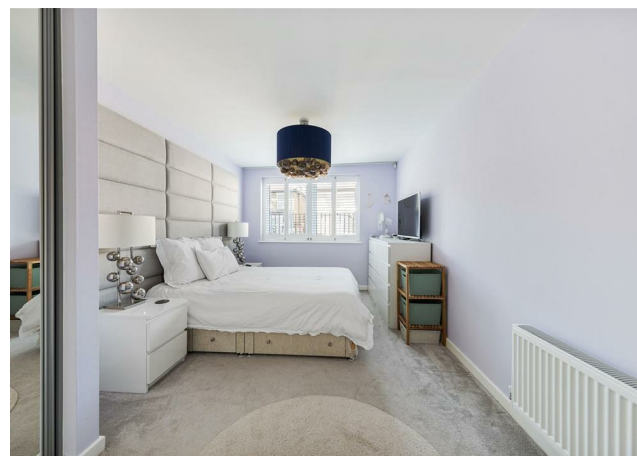
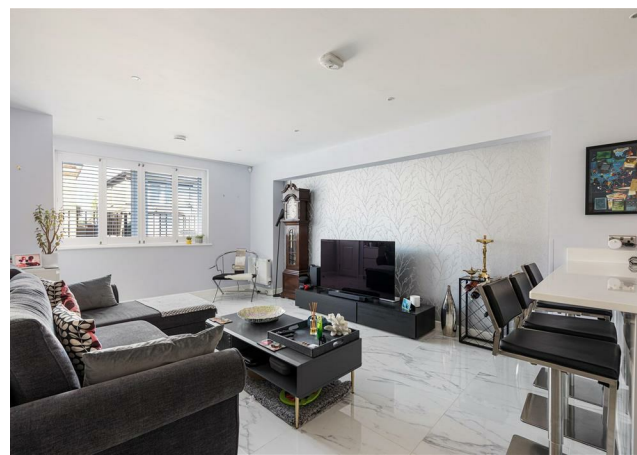
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#### IF YOU LIVED HERE...

You'll be enjoying immaculate design & decor from start to finish and front to back. Your expansive, open plan kitchen/reception totals an impressive 330 square feet, with oversized marbled floor tiling running underfoot throughout. Your kitchen area's artfully zoned by a substantial breakfast bar topped with chunky white worktops, and it's all completed by a generous suite of smoky grey cabinetry. Your lounge area's finished in pale violet.

Out in the suitably stately hallway your family bathroom's a stylish, boutique affair, tiled from top to bottom with a striking statement wall, modern suite and shower over the tub. Across the way your first bedroom's a 140 square foot double, with soft carpet and a pastel finish. Your principal suite sits at the end of the hall, coming in at a sizeable 150 square feet and complete with chic en suite shower room.

Outside and, as noted, you have Leyton's premier destination of Francis Road right around the corner, home to an inviting variety

of cafes, bars and meeting spots. Longstanding local favourites include Albert & Francis' artisanal coffee and the delicious homemade treats from Mornys. Leyton High Road is also within easy reach, with its own array of charms including the landscaped tranquillity of Ornamental Gardens.

#### WHAT ELSE?

- You've a great choice of transport links nearby. For a speedy city commute take the fifteen minute walk or five minute cycle to Leyton tube, for direct eleven minute runs to Liverpool Street. You also have off street parking and drivers can be on the North circular in ten minutes.

- Walthamstow Village is well worth the twenty minute stroll, for a huge variety of independent bars and restaurants, offering everything from delicious tapas to artisanal gin cocktails.

- You're well served for open green spaces. As well as the aforementioned Ornamental Gardens you have Leyton Jubilee Park just thirteen minutes away and the vast greenery of Epping Forest and Hollow Ponds is twenty minutes on foot.



#### A WORD FROM THE OWNER...

"The property is a great location with wonderful transport links, from Leyton Midland Overground around the corner, to 3 buses which connect you to the Central Line at Leyton/Leytonstone, Victoria Line (Walthamstow) and even Jubilee Line (Stratford). There are quite a few trendy/local places to go to for coffee and food such as Perky Blenders, Bread and Oregano which is across the road as well as Francis Road which is a few minutes walk from the property. There are lots of local walk spaces, from Leyton sports ground around the corner, to Hollow Ponds, Hackney Marshes, Queen Elizabeth Olympic Park."

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