

## THORNHILL ROAD, LEYTON

£1,750 Per Calendar Month  
 3 Bed Apartment - Conversion

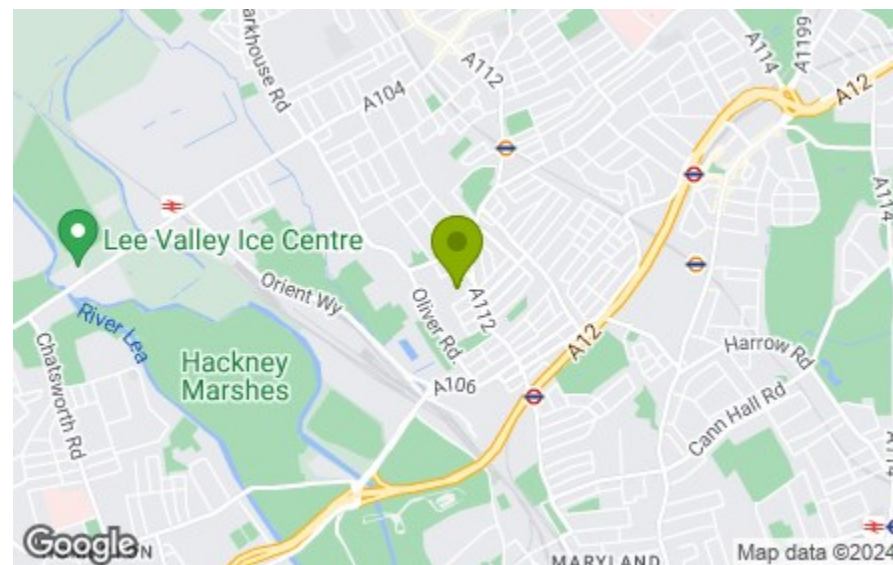


### Features:

- Newly Renovated
- 2/3 Bedrooms
- Immaculately Presented
- Gas, Electric, Water and Internet INCLUDED!
- Furnished But Items Can Be Removed
- On Street Permit Parking
- Council Tax Band D
- EPC Rating C
- Holding Deposit: equivalent to one week's rent capped at £400

A two/three bedroom apartment immaculately renovated throughout. Enviably situated in the heart of Leyton, on the first and second floor of a substantial dwelling, it comes with most bills being included and new furnishings.

You're well served for open green spaces, too. Coronation Gardens and Leyton Jubilee Park are both less than eight minutes away, ideal for a morning run or an evening stroll. If you really want to lose yourself in nature, then Hackney Marshes are around a twenty minute stroll or seven minute cycle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### IF YOU LIVED HERE...

Leyton tube station is around a fifteen minute stroll or five minute bike ride away (you have secure bike hangers on your new street), for the Central line and direct eleven minute connections to Liverpool Street, for a door-to-door City commute of less than half an hour. If you're staying local then E10's celebrated Francis Road is just ten minutes away, home to a wide range of artisanal cafes, plus Yardarm Wines and the beloved Northcote Arms gastropub.



### WHAT ELSE?

- Into your garden now, where a substantial deck descends to a secluded solace bursting with diverse foliage, home to some lovely seating spots.
- Your cellar is divided into two rooms, totalling an additional 400 square feet.
- Heading to the West End? Tottenham Court Road is just twenty minutes away via the Central line, making it just a thirty five minute trip door to door.

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