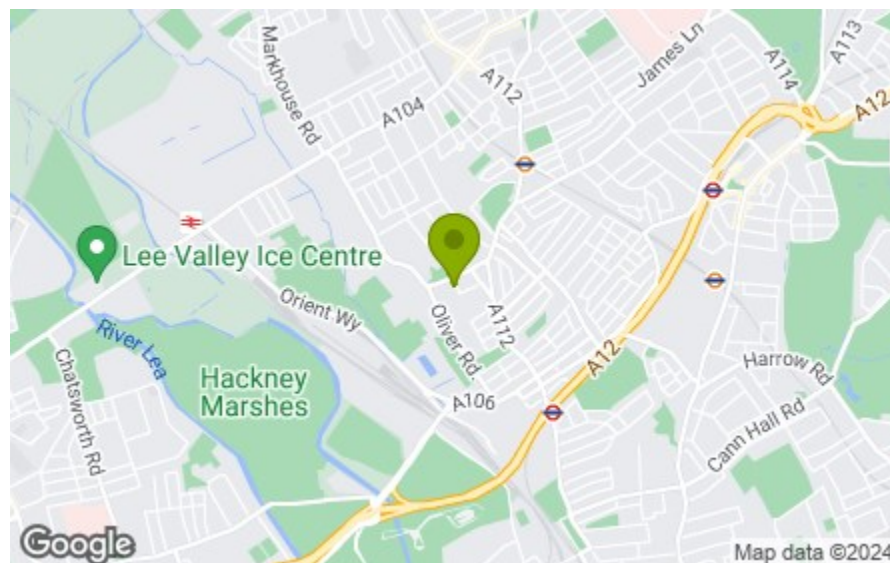


Ground Floor

Total Area: 70.4 m² ... 758 ft²

All measurements are approximate and for display purposes only.

- Bedroom
11'0" x 9'11"
- Ensuite
7'6" x 4'11"
- Kitchen / Reception Room
18'5" x 16'4"
- Bedroom
16'7" x 9'10"
- Bathroom
7'2" x 5'6"



| 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 | | 79 | 79 |
| | | EU Directive 2002/91/EC | |



ROSEDENE TERRACE, LEYTON

£1,695 Per Month
 2 Bed Apartment - Purpose Built



Features:

- Available May
- Two Bed Two Bath
- Large Open Planned Kitchen/Lounge
- Unfurnished
- Communal Roof Terrace
- Off Street Parking
- EPC Rating C
- Council Tax Band C
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A fantastically colourful, characterful and bright two bedroom, two bathroom apartment on the ground floor of a sleek modern development. All just a short stroll from the transport links of Leyton tube and our foodie mecca of Francis Road.

Sat among well maintained private grounds, and with residents parking, your new home benefits from a truly idyllic setting.

REQUEST A VIEWING
 0203 397 9797

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 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
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IF YOU LIVED HERE...

You'll be proudly welcoming guests into your immense, 150 square foot tri- aspect lounge/kitchen. Slate grey floor tiling marks out the kitchen area, where a forest green paintjob, matching cabinets and white marbled worktops make a striking impression. Glossy blonde engineered hardwood runs underfoot in the lounge, highlighting a wealth of social space.

In here, on trend open mint green shelving runs down one wall, opposite a trio of floor to ceiling window sets, flooding the space with natural light. Next door your principal bedroom is an impressive 110 square feet, complete with an en suite shower room, striking in royal blue. Across the hall your family bathroom's an elegant affair in sandstone, while bedroom two is another substantial double.

Outside and you're just a third of a mile on foot from Francis Road, where a whole host of independent cafes rub shoulders, vying for your attention with a range of delicious coffees and homemade treats. Well known names like

Marmelo Kitchen, Albert & Francis and Strange Brew are all well worth a visit. Alternatively, if it's nature you're craving, then Leyton Jubilee Park is less than ten minutes walk away.

WHAT ELSE?

- You have private residents' parking and bike storage in the building.
- Drivers can be on the North Circular in around ten minutes.
- For your new local, be sure to audition the Leyton Technical, a sumptuously appointed gastropub brimming with vintage style and a fine range of local craft brews. Just five minutes away on foot.
- Leyton tube station is just a few minutes further for direct eleven minute runs to Liverpool Street via the central line, putting the City less than a half hour away door to door. Tottenham Court Road, for the West End, is just nine minutes down the line.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination.

The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep.

And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

REQUEST A VIEWING
0203 397 9797

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