



Reception Room/ Kitchen
 13'11" x 17'0"

Bedroom
 14'2" x 13'6"

Bathroom
 4'11" x 5'6"

Bedroom
 12'7" x 11'5"

WC

Total Area: 72.3 m² ... 778 ft²
 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.



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		69	74
		EU Directive 2002/91/EC	



QUEENS ROAD, LONDON

£1,825 Per Calendar Month
 2 Bed Flat



Features:

- Two Double Bedrooms
- Split Over Two Floors
- Open Plan Kitchen
- WC on Each Floor
- Modern Decor
- Juliet Balcony
- Short Walking Distance to Leytonstone Underground
- 12 Months Tenancy +
- Permit Only Parking

A bright and spacious two bedroom apartment, arranged over the top two storeys of a statuesque Victorian townhouse and featuring a huge open plan kitchen and lounge with Juliet Balcony. All less than five minutes from Leytonstone tube.

You're also just fifteen minutes from Epping Forest, for endlessly explorable woodland and greenery.

REQUEST A VIEWING
 0203 397 2222

E11, E7, E12 & E15
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IF YOU LIVED HERE...

First stop will be your grand and substantial 220 square foot open plan lounge and kitchen. Broad blonde engineered hardwood flows underfoot and your kitchen area is smartly decked out with pristine white cabinets, jet black metro tile splashbacks and integrated stainless steel oven with extractor. Finally, double French doors open up to a Juliet balcony with leafy green views.

Your principal bedroom's across the hall, a handsome 150 square footer bathed in light from a beautiful box bay window looking out over another green vista with more blonde hardwood floors. Your bathroom completes the

storey, finished in classic white and grey. Upstairs now for your skylit landing, storage, a handy spare WC and bedroom two – another double of 140 square feet with twin windows and rooftop views.

Outside and, as noted, you're just five minutes on foot from Leytonstone tube and direct fourteen minute runs to Liverpool Street via the Central line. That's an enviable door to door City commute of barely twenty minutes. Heading to the West End? Tottenham Court Road is just nine minutes further. If you're staying local then Leytonstone High Road is just past the station for a wide choice of cafes, bars and restaurants including Homies On Donkeys, for the best tacos this side of the Atlantic.



WHAT ELSE?

- Explore nearby Epping Forest a little further for the open blue waters of Hollow Ponds, where you can hire row boats for the most relaxing way we know to spend a summer afternoon.
- You have permit street parking here, and drivers can be on the North Circular in less than ten minutes
- Leyton Midland Road overground is just a fifteen minute stroll for the Gospel Oak to Barking Riverside, another cross capital travel option.

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