



## FARMER ROAD, LEYTON £2,250 Per Calendar Month 2 Bed House



### Features:

- Two Double Bedrooms
- Garden Studio
- Quiet Residential Turning
- Available July
- Immaculately Presented
- Council Tax Band C
- EPC Rating D
- On Street Permit Parking
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A lovingly appointed, utterly immaculate two bedroom Victorian terrace, brimming with vintage character and original features. You have an expertly landscaped garden to the rear and Leyton Midland Road station is just five minutes on foot.

At the end of your lengthy garden you have a skylit, substantial and secluded studio. Fully powered and connected, it's the ideal office for home workers seeking that all important work/life balance.

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 0203 397 9797



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(41-54) <b>D</b>	
(29-40) <b>E</b>	
(15-28) <b>F</b>	
(1-14) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Current: 65 Potential: 82

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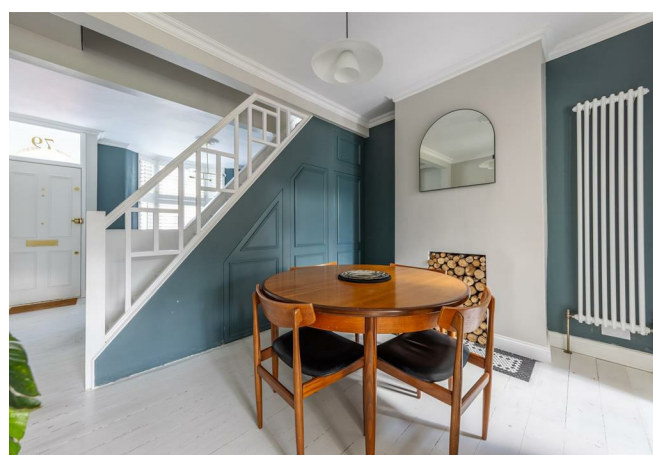
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#### IF YOU LIVED HERE...

You'll be enjoying all the love, care and expertise that's been poured into this property over the years. Step inside and your front lounge features a striking exposed brick chimney breast, home to a woodburner for cosy winter nights. Original timber floorboards run underfoot, past your open plan staircase and into reception two, another 125 square feet of social space, similarly styled with stately royal blue panelling to the staircase and a blank hearth for log storage.

Your kitchen completes the ground floor, with a generous and immaculate suite of cabinets, set below chunky white worktops and brass fittings. An equally sleek utility room leads out to the garden. Upstairs and your bathroom's a splendidly luxurious affair, finished in a mix of white box hatch metro tiling and a royal blue colour scheme. A brass rainfall shower sits over the tub. Both bedrooms are substantial doubles with hardwood floors,

with the principal sleeper to the front featuring bistro shutters and a vintage hearth.

Outside and, as noted, Leyton Midland Road station is just five minutes on foot for the Gospel Oak to Barking Riverside line. You're also just two stops from Blackhorse Road for a quick hop to the Victoria line. It's worth exploring around Leyton Midland Road too. Under the arches and across the street is where you'll find drinking and dining options like Gravity Well Taproom, Burnt Smokehouse and Bamboo-Mat. Just past the station, Perky Blenders cafe is also sure to become a favourite.



#### WHAT ELSE?

- You have a secure cycle hanger right outside your new home, and cyclists can take advantage of a growing network of secure cycleways, starting just a couple of minutes away on High Road Leyton.
- In addition to that enviable studio, your rear garden features a pristine patio and enviable length of Trulawn between high timber fencing and raised railway sleeper planters. There's also a log store for the woodburner.
- Jack Cornwell Park is literally one minute from your new front door, perfect for morning runs and evening strolls.

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