



One bedroom Victorian flat close to High Road Leytonstone.

This lovely flat is situated within an impressive Victorian house in Leytonstone close to the amenities of High Road Leytonstone. It is perfect for commuters as Stratford, Leyton and Leytonstone Underground Stations can be reached in 10 minutes by bus and Maryland Overground Station is a five minute walk away. Westfield Stratford is also within close proximity featuring numerous luxury shops, a cinema, and restaurants.

This top floor apartment has a lovely open-plan sitting room with a dining area and zoned kitchen. There is a double bedroom with built-in storage and a generous bathroom with a bath and shower.







## ENERGY AND EFFICIENCY RATING

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



## OUT AND ABOUT

- Singburi - Family-run authentic Thai restaurant
- Langthorne Park - Green spaces with a pond featuring a play area, amphitheatre, sports facilities & exercise equipment.
- Stratford East Village - Grab some local artisan goods at E20's Sunday market.
- Stratford Westfield - Shop 'till you drop at one of the UK's leading retail venues.
- Aquatics Centre - Olympic pool designed by Architect Zaha Hadid.

