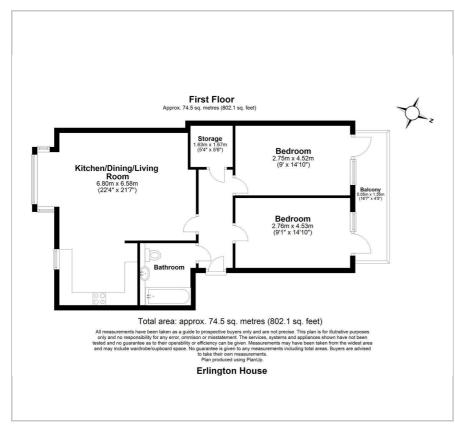
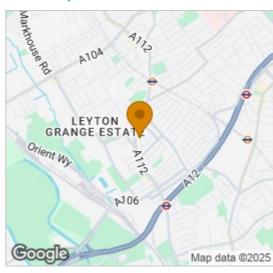
## E10

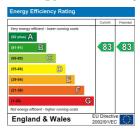


Floor Plan Area Map





## **Energy Efficiency Graph**



## Viewing

Please contact our E10 Homes Office on 02081276490 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM, FIRST FLOOR = SHARE OF FREEHOLD DOUBLE BALCONY APARTMENT
- TEN MINS TO LEYTON TUBE
- FIVE MINS TO FRANCIS ROAD
- COMMUNAL GARDENS
- FULL OF NATURAL LIGHT
- FOLLOW US ON INSTAGRAM @E10HOMES LEYTON

This bright, immaculate, thoughtfully designed apartment is a fine find for almost anyone. On the first floor of a modest, six unit contemporary development, you have a large balcony and well kept communal gardens. Leyton tube and Francis Road are both within easy reach.

Both bedrooms are naturally bright, substantial doubles, each giving on to your lengthy private balcony with views of the neat communal gardens. Inside, everything is sleek and contemporary, all smart designer finishes and tranquil pastel colour schemes.

Leyton tube station, sat in Zone 3 for the speedy Central line and direct eleven minute runs to Liverpool Street, is just ten minutes on foot. Francis Road, famous for its artisanal coffee spots, is just five. There's also plenty of greenery at your fingertips.

## YOUR NEW HOME

Step inside and pale blonde engineered hardwood runs underfoot in your hallway, with pristine white paintwork and recessed spotlights overhead. A large unit at the end provides a welcome wealth of extra storage.

Your bathroom's on your left, a sleek and gleaming boutique affair, fully tiled in oversized smoky grey letterboxes from top to toe, with a rainfall shower over the tub. Luxurious.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.