

Reception  
10'8" x 13'6"

Bathroom

Kitchen  
10'8" x 5'8"

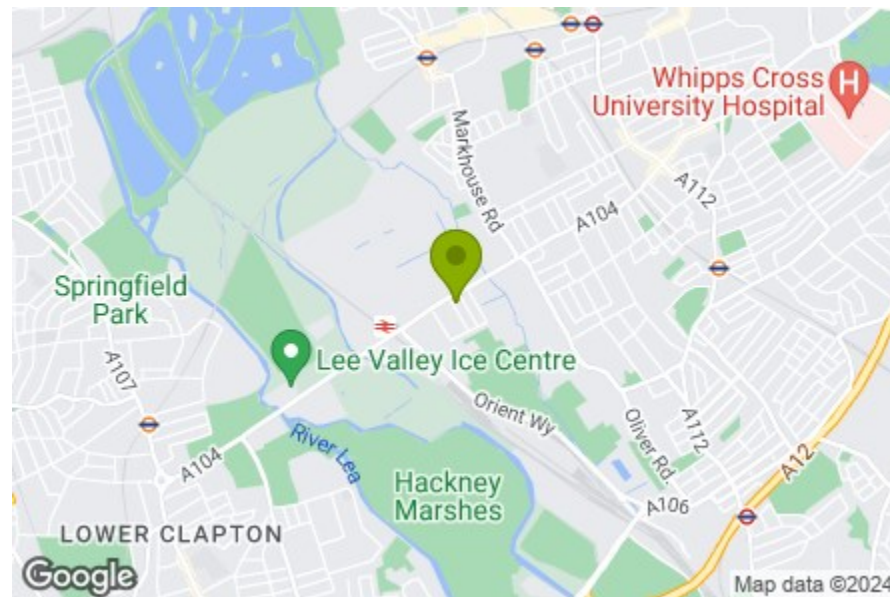
Bedroom  
7'10" x 8'11"

Bedroom  
11'3" x 11'3"

Garden  
approx. 22'8" x 10'4"

Total Area: 55.6 m<sup>2</sup> ... 599 ft<sup>2</sup>

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 |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         | 68      | 76        |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |

## BLOXHALL ROAD, LEYTON

### Offers In Excess Of £375,000 Leasehold 2 Bed Apartment



#### Features:

- No Chain
- Long Lease
- Two Bedroom
- Ground Floor
- Own Section of Rear Garden
- Own Front Door

On the market chain-free, this thoughtfully finished two-bedroom former Warner apartment has many highlights, including the bright reception room, smart kitchen, sole-use front door and private section of the rear garden.

As for the location, Lea Bridge station is a short walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, and buses are also plentiful, so you can reach Clapton, Leyton and Walthamstow with great ease. There's an abundance of green space nearby - Hackney Marshes and Jubilee Park are both a short stroll away.

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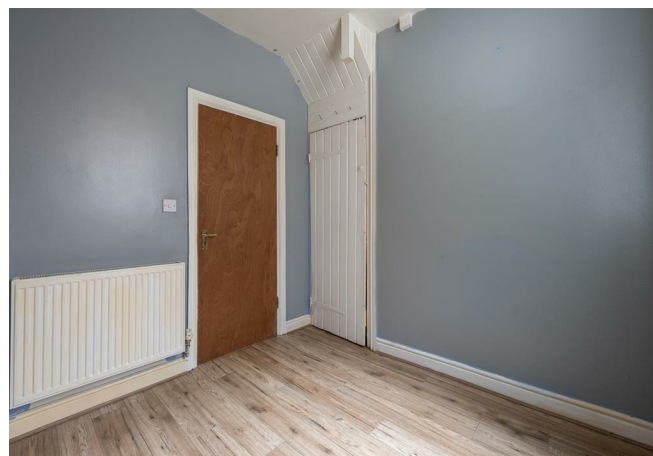
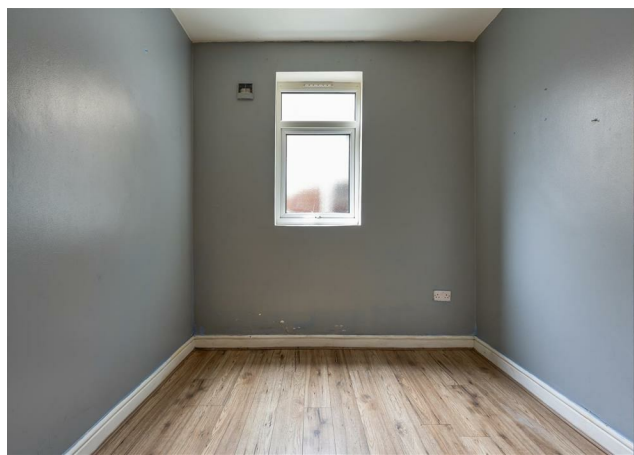
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**IF YOU LIVED HERE...**

You'll be enjoying considered design from front to back while living in the ground floor apartment. Not only do you have glossy flooring underfoot, but you've got period features such as the bay windows. You'll find a similar balance between tradition and contemporary in the kitchen, where's there's ample storage and an integrated oven and hob. The bathroom is sleek with floor to ceiling tiling and an over-tub shower.

Both bedrooms smartly finished - and one could easily double up as an office or second living space if preferred. When the sun is shining, you'll love making the most of your spacious rear garden, and you've also got plenty more greenery to explore nearby; Jubilee Park (Waltham Forest's largest park, no less, a hub for sport, play and relaxation - is just a short stroll away, while Hackney Marshes is slightly further.

This part of east London has boomed in recent years thanks to the availability of retail space and vacant warehouses. Neckstamper

Brewery and Taproom opened in 2016 but still feels like a hidden gem. Even closer on the Markhouse Road/Lea Bridge Road junction, you'll find the eclectic event space Patchworks, which now houses the lively brewery Blondies.

**WHAT ELSE?**

-After a huge rebuild, the Lee Valley Ice Centre reopened last year. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and outside dining area - and it's a 20 minute walk from your front door.

- Your lease is is so long you'll never have any renewal worries.



**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

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