

Reception Room
15'2" x 13'4"

Bedroom
11'6" x 9'9"

Bedroom
10'3" x 6'11"

Kitchen
7'5" x 6'2"

Bathroom
7'5" x 4'3"

Total Area: 56.1 m² ... 604 ft²
All measurements are approximate and for display purposes only.



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



CLAUDE ROAD, LEYTON

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



Features:

- Two Bedrooms
- First Floor Apartment
- Victorian Conversion
- Well Presented
- Near Francis Road
- Short Walk to Leyton Midland Station

Beautifully bright two bedroom conversion set on the first floor of a handsome Victorian property. This lovely flat is beautifully presented with high ceilings, original features and tasteful decor throughout. You're going to love the location here, steps from local hot spot Francis Rd and close to the many well reputed restaurants this area boasts. With easy access to Jubilee Park and close to the overground at Leyton Midland Road this is a really great spot to set up home.

REQUEST A VIEWING
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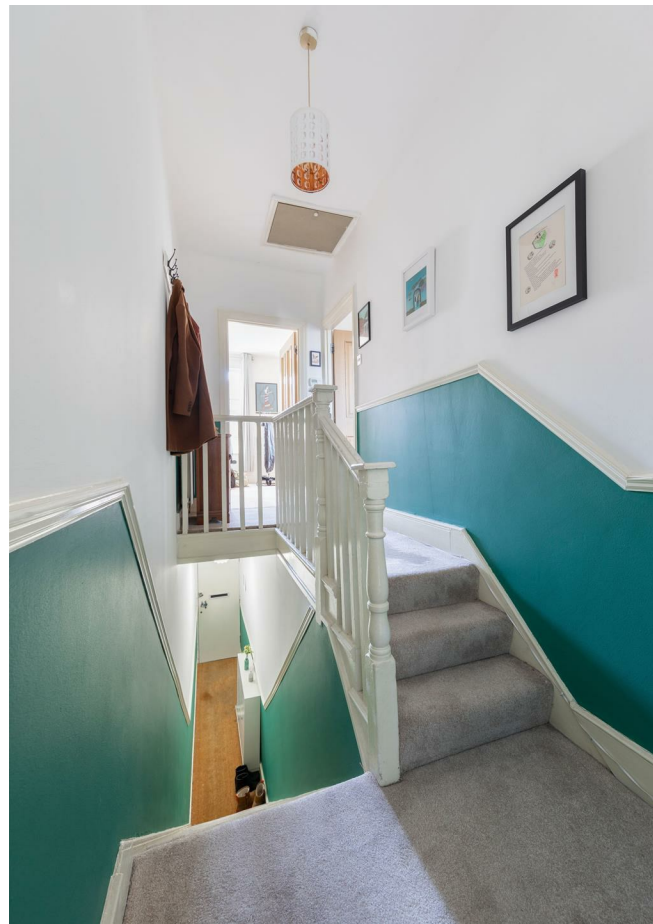
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IF YOU LIVED HERE....

You've got a gloriously sunny reception room that spans the full width of the property, awash with light thanks to the large bay and extra window. This is a large room with plenty of space, perfect to put your feet up and relax after a busy day. You've got two bedrooms in here, one sits next to the reception room and the other is nestled at the rear of the property. Both are good sizes and have the benefit of offering you versatility to suit your needs; both can accommodate a double bed, bunk beds for kids or a smart home office set up. Your bathroom is small but perfectly formed, with a shower over tub and a sparkling suite. The kitchen is well appointed with tasteful wooden topped cabinets and colourful splash-back tiles.

Out and about, at the end of your street you hit Francis Rd; part pedestrianised, this street bursting with independent shops and cafes has helped to put Leyton on the map in recent years. With a thriving and welcoming community feel you are sure to spend your weekends enjoying a leisurely stroll around here, stopping to pick up something delicious to eat at Marmelo or some of your favourite blooms at Edie Rose florist. In fact, you're going to love exploring your immediate locale and sampling the tasty wares on offer. Head to

Filly Brook for Pan Asian dining in super cool surroundings, or Heathcote and Star for East End famous Krapow! Thai food and sumptuous Sunday Roasts.

WHAT ELSE...

- For glorious green space, you're a short 15 minute stomp from leafy Jubilee Park, with a playground, cafe and sports facilities this is a popular spot for meeting friends. Continue West a while and you reach Hackney Marshes. All of this is easily accessible walking or jump on your bike and you can be in the Olympic Park in 10 minutes!
- For commuters, you're a 10 minute walk from Leyton Midland Rd, which gives easy access to Blackhorse Rd (for the Victoria Line) or takes you to Gospel Oak (right on the edge of Hampstead Heath!). Alternatively you're a 15 walk from Leytonstone Underground to pick up the Central Line.
- Parents will be delighted to learn of the many Ofsted rated 'Good' or 'Outstanding' schools and nurseries in the area.



A WORD FROM THE OWNER....

"The Francis Road area is a fantastic place to live, with a real sense of community, and excellent restaurants, shops, and pubs nearby. Connections into central and North London are also very convenient. We have loved living in the area!"

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