

Reception  
17'3" x 13'5"

Kitchen / Diner  
10'8" x 10'6"

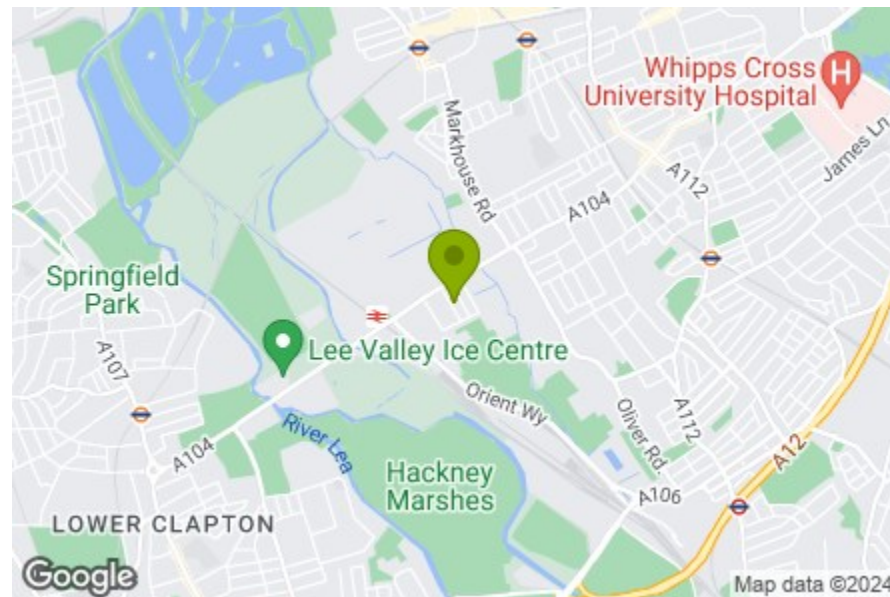
Bathroom

Bedroom  
11'6" x 11'5"

Garden  
approx. 23'1" x 17'8"

Total Area: 67.5 m<sup>2</sup> ... 727 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			



## BLOXHALL ROAD, LEYTON

Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- First Floor Warner Flat
- One Bedroom
- Lease Over 850 years
- Own Front Door
- Shared Rear Garden

This spacious purpose built one bedroom apartment in the Lea Bridge area of Leyton is close to the station and a wide range of shops, amenities and green spaces. Located on the first floor, it has a share rear garden and a lease of over 850 years.

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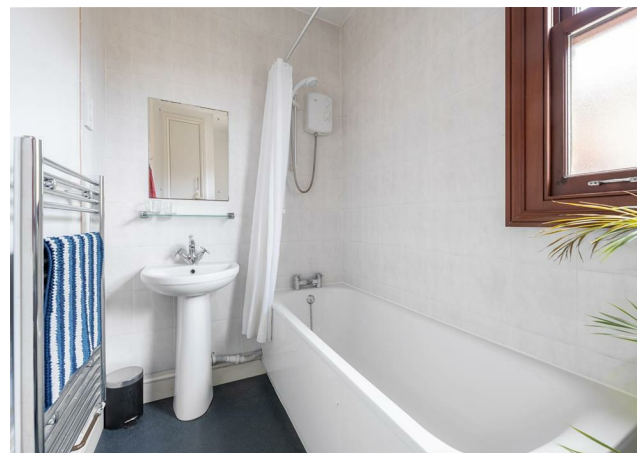
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**IF YOU LIVED HERE...**

You'd appreciate the unusually generous amount of space – at 727 sq ft this is far from your average one bedroom apartment. Entering through your own ground floor front door, you come straight up into a large entrance hall that leads to all three main rooms in the property as well as to a second stair down to the garden. The front living room is a huge 5.3m by 4.1m and has a large bay window and a second window, which are bespoke hardwood.

Both face southwest so enjoy lots of lovely afternoon and evening sunlight, making this a great room for relaxing or entertaining. With ample space for sofas, a dining table and even a workspace if required, and an attractive engineered oak floor, this is a truly delightful space. Next door is the separate kitchen, a square space with fitted floor cabinets that wrap around two sides. There's a combination of integrated and fitted appliances and further storage space in two wall cupboards. At 3.3m by 3.2m there's also plenty of space for a dining table.

The double bedroom at the rear of the property has two large sash windows, an attractive engineered oak floor, and easily accommodates a large bed and bedroom furniture. The bathroom is mainly tiled and fitted with a bath, an electric shower (above the bath), a freestanding washbasin and WC, and a heated towel rail. A high level obscured glass window provides natural light and fresh air. The shared rear

garden has smart wood fencing, a lawn, and a paved terrace adjacent to the side of the property. The property is in a desirable residential street of similar purpose-built Victorian Warner Estate properties, in demand for their generous size, good build quality, and well-planned layouts.

**WHAT ELSE?**

- The wide range of shops and services along the Lea Bridge Road are mere minutes away at the end of the street, and the centres of Leyton and Hackney are both within a couple of miles.
- It's less than half a mile to Lea Bridge station. Frequent trains run to Liverpool Street (average journey time of 16 minutes), and to the East London transport hub of Stratford (8 minutes). Leyton tube station on the Central Line is an 8 minute cycle.
- There are plenty of green spaces nearby. It's just a couple of minutes' walk to Leyton jubilee Park, and with Hackney Marshes, Walthamstow Wetlands and the Olympic Park all within easy walking distance.



**A WORD FROM THE OWNER...**

"If a property comes with a feeling attached, for me this flat has always been a place of stability and warmth. The high ceilings, space and incredible light, particularly in the bay fronted reception room, have had such a positive affect on my time here. I love the nearby marshes in the summer months, and it's been such a privilege to watch the area grow into such a thriving place."

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