



Hallway  
26'6" x 6'6"

Lounge  
17'0" x 11'1"

Bedroom  
10'9" x 10'5"

Bathroom  
7'10" x 7'10"

Kitchen  
7'10" x 7'10"

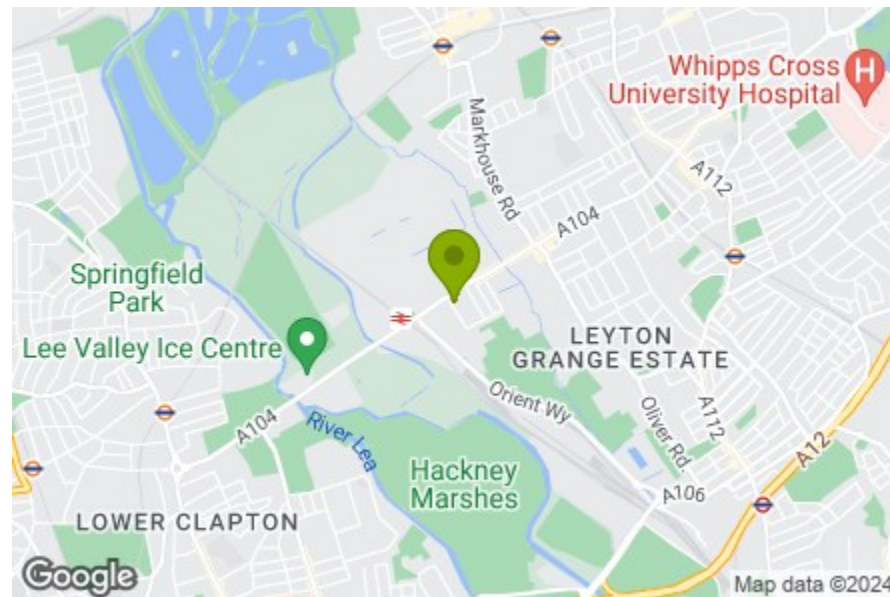
Bedroom  
11'1" x 11'1"

GROUND FLOOR APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.3 SQ.M.)

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## PERTH ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisoneette
- Close to Lea Bridge Road Station
- Chain-free
- Short walking distance to Leyton Jubilee Park
- Garden

Situated a short walk from the vast green space of Jubilee Park, this two double bedroom first floor ex-Warner maisonette is bursting with traditional features that balance brilliantly with the contemporary updates, such as the modern fitted kitchen and four-piece bathroom. It also comes with private section of the rear garden, which has been beautifully landscaped.

You'll never be short of essentials or tasty treats since you've got a huge array of amenities on your doorstep, and Lea Bridge Station is a six minutes walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines.

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**IF YOU LIVED HERE...**

You'll appreciate the beauty of this iconic design developed by Walthamstow's first mayor, Sir Thomas Courtenay Warner, at the turn of the last century, and you'll understand why they've become so sought-after now.

Swathes of natural light pour through the window in your generous lounge, showcasing the features such as the focal fireplace and making you appreciate just how immaculate the neutral decor is. Touches such as the double glazed sash windows and custom shelving not only look great but will be a real convenience too.

The bedrooms are just as considered, with more neutral tones and ample space to spread out. The kitchen and bathroom both manage to balance character and convenience perfectly. You'll love the butler sink in the kitchen, as well as the hose-style mixer tap. The metro brick tiling, pendant lighting and wooden counters also give a nod to tradition while still being practical. As for the bathroom, it's a four-piece, with a freestanding tub as well as a walk-in shower - a lovely luxury.

At the rear, you've got your own private section garden which has been beautifully landscaped, but you don't need to travel far beyond those gorgeous red bricks to find more green space; as well as having Jubilee Park a few minutes away, you've got also the Hackney Marshes and Lee Valley Park within strolling distance, perfect for dog walking, exercising or just chilling.

As well as having the convenience of big chains such as Aldi nearby, the area has become a burgeoning hot spot for independents. Look out for eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, where you'll find the lively new brewery Blondies.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards last year when a stunning extension housing a cafe was added to the Grade-II listed building.

**WHAT ELSE?**

-After a huge rebuild, the nearby Lee Valley Ice Centre recently reopened, offering a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. There's also a gym, café, exercise studios and community space. The Lee Valley Riding Centre is also the same distance away, and runs all sorts of courses for pony-loving amateurs and experts alike.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and al fresco dining area - and it's only a 17 minute walk from your front door.

-Ride your bike or take a stroll all the way down the canal to the Olympic Park, where you can make the most of everything from the London Aquatic Centre to the Velodrome. Just beyond you've got Westfield Stratford, for all your shopping needs.



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

"The property is on a really quiet street. It isn't overlooked and is always filled with sunlight during the day. The private garden out the back is perfect for barbecues and inside there's lots of space with two big bedrooms, a luxury bathroom I had installed, and a big light-filled living room. The location was one of the main reasons I bought it in the first place: Hackney Marshes and the canal is on the doorstep, it's very easy and quick to get into Central London via either Stratford or Tottenham Hale with the train station a few minutes walk away and there are lots of buses and the cycle route via Hackney into Central London. The area has got loads of nice pubs, cafes and shops with a big supermarket right across the main road. Since I bought it, many new places have opened up. As an old Warner flat, it's a property with lots of character features, but it's also super comfortable. It holds lots of happy memories for me and I am sure it will make a fantastic home for new owners."

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