

2nd Floor

Total Area: 64.9 m² ... 698 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
19'0" x 14'2"

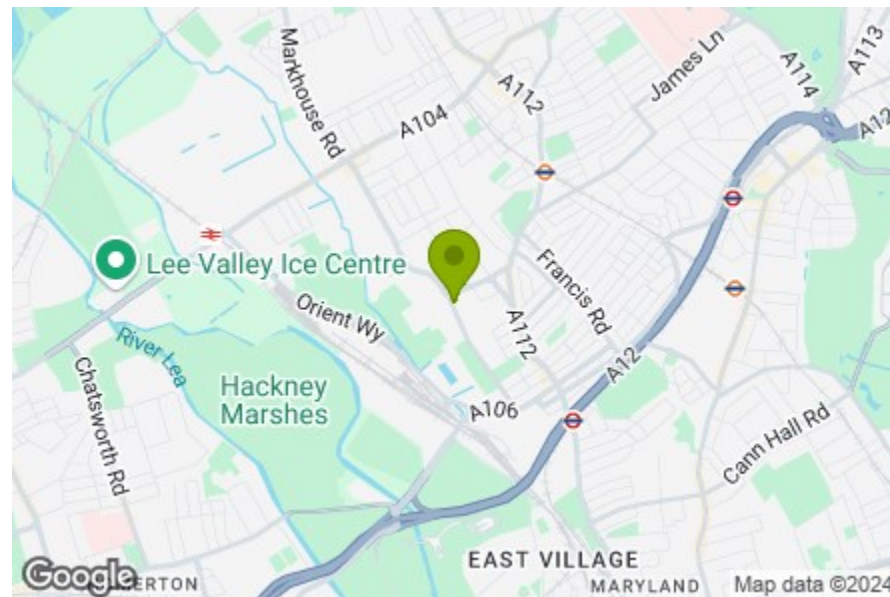
Balcony
9'8" x 3'7"

Bedroom
10'6" x 9'4"

Bedroom
11'1" x 9'3"

Ensuite
6'8" x 4'6"

Bathroom
6'8" x 5'4"



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		76	85
		EU Directive 2002/91/EC	



OLIVER ROAD, LEYTON

Offers In Excess Of £400,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Modern Purpose Built Flat
- Second Floor
- Two Bedrooms
- 698 sq ft
- Open Plan Lounge Kitchen
- Private Balcony
- Private Parking

This bright and modern two-bedroom, two-bathroom, second-floor apartment is located in a purpose-built block in a great spot near the buzz of Francis Road, but still with plenty of greenery to hand. Leyton tube is around 10 minutes away on foot, so you can easily nip to the City or the West End. Stratford and Walthamstow are just a short bus journey, too.

REQUEST A VIEWING
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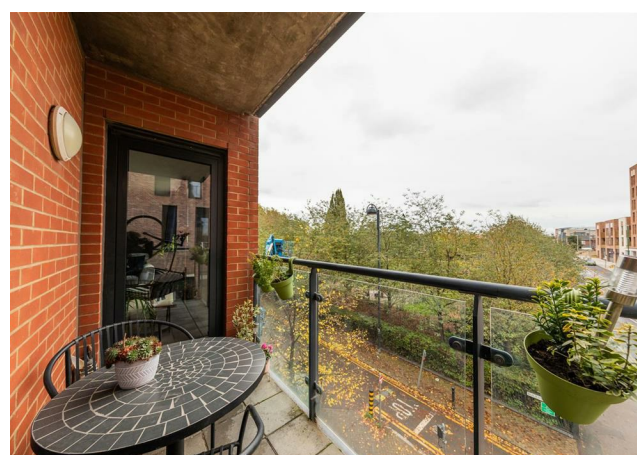
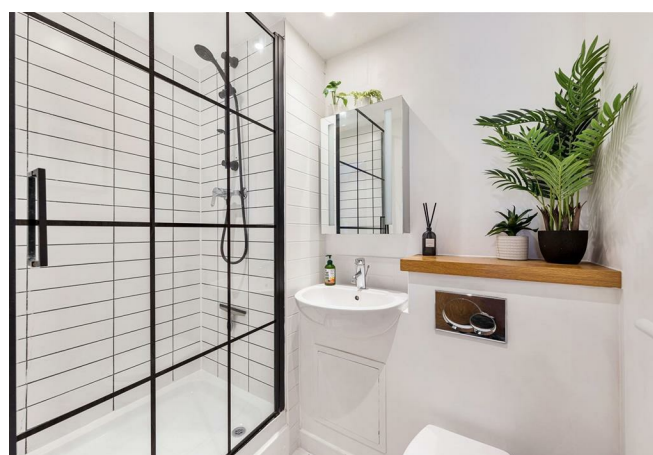
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IF YOU LIVED HERE...

With over 698 square feet of immaculate internal space to enjoy, this is a home to love from the very beginning. Due to its immaculate decor, sweeping parquet floors and generous windows, the living/kitchen area has a bright yet warm feel. There's plenty of room for working or socialising, and the sleek kitchen fittings will make hosting a dream - with the breakfast bar smartly dividing up the space.

The two bedrooms share the same neutral colour palette, but with soft carpeting underfoot. Both have custom storage, and one has a brilliantly convenient ensuite. Of course, there's still another modern bathroom, so no one will ever have to queue in the morning.

Another convenience you'll love is the private balcony, but there's plenty of green space to enjoy nearby too. Walk 15 minutes south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company. Almost right on your doorstep, you'll find Coronation Park with its picturesque band stand and landscaped maze. Grab a coffee from Italian deli Figo and settle in for some people watching.

Head ten minutes north west and you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to mouth-watering patisserie Morny and independent store Dreamhouse records.

WHAT ELSE?

- Leyton tube station is around 10 minutes on foot to get you into central London via the Central Line. Or hop on a bus and be at Stratford in ten minutes for the Elizabeth line and more.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. You've also got an Asda Superstore just eight minutes away on foot.
- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient. Currently in League One, the 'O's' encourage people of all ages to come along to the Breyer Group Stadium to take in the sights and sounds of a game.



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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