

Kitchen/Lounge/Diner
22'11" x 22'9"

Bedroom
14'4" x 12'6"

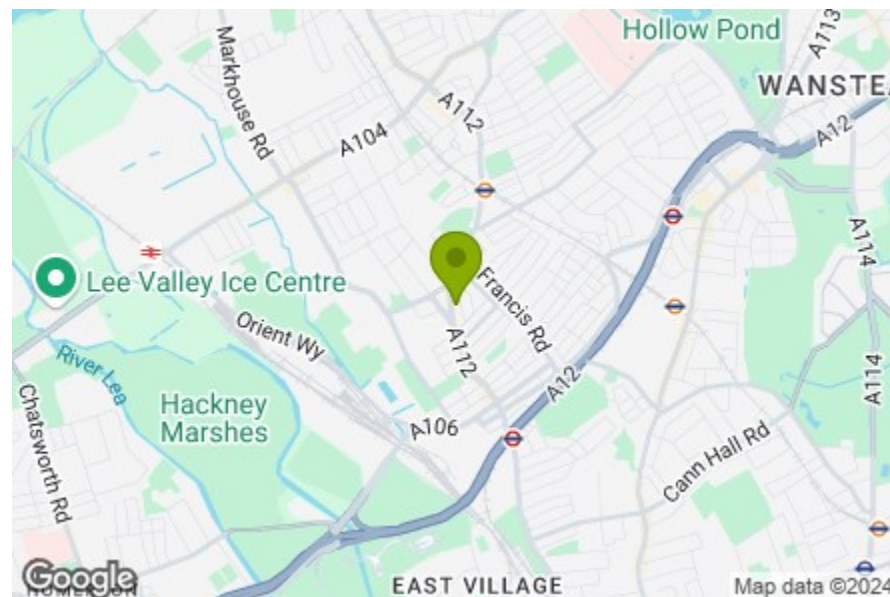
Bedroom
7'3" x 13'10"

Bathroom
7'4" x 5'2"

Garden
10'2" x 20'11"

GROUND FLOOR

Total Area (Excluding Garden & Porch): 84.7 m² ... 912 ft²
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	82	82
(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	



HIGH ROAD LEYTON, LEYTON

Offers In Excess Of £525,000 Share of Freehold 2 Bed Apartment



Features:

- Two Bedrooms
- Ground Floor Apartment
- Modern Build
- Private Terrace Garden
- Spacious Kitchen Lounge Diner
- Communal Gardens
- Over 900 Sq Ft
- Close to Leyton Midland Road Station

This smart and spacious two-bedroom apartment is spread out across the ground floor of a modern development and enjoys a fantastic location in the heart of Leyton, moments from the buzz of Francis Road.

Highlights include the large open plan living area, two bathrooms, spotless decor, underfloor heating throughout with individual room control, a sole-use front door and sizeable private garden. As for transport, Leyton tube is just 12 minutes on foot, while Leyton Midland is even closer for the Overground.

REQUEST A VIEWING
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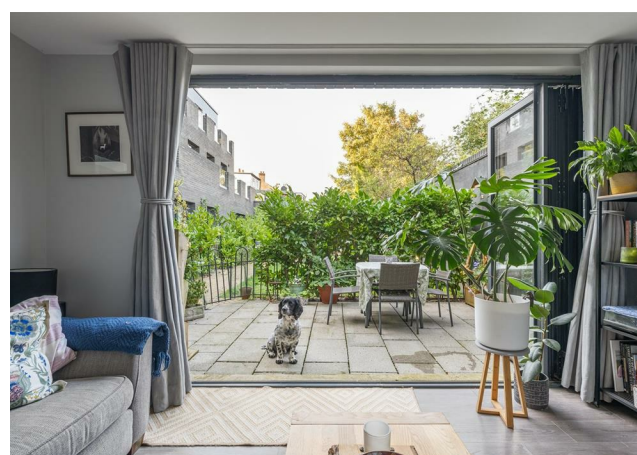
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IF YOU LIVED HERE...

This is truly an excellent location, with easy access to some of London's finest attractions. But let's start by looking at the view from inside the property...

Your open plan kitchen/lounge/diner will be the fantastic heart of your home. The decor is neutral, so you can enjoy the minimalist style or use it as a base to add your own flourishes. The kitchen area is just as polished, with sleek units and integrated appliances. You'll love the considered touches such as the breakfast bar and recessed lighting, while the skylight ensure you've got an abundance of natural light.

Both bedrooms are just as immaculate as the living area, but with soft carpeting underfoot. You'll really appreciate the fact that the master has its own ensuite. The main bathroom is just as contemporary, and located off the spacious hallway, where you'll also find convenient built-in storage. The fact that you have a porch area will also be handy - great for banishing clutter.

You'll really enjoy having your own private terrace, but you've also got some excellent green spaces; Coronation Gardens, Hackney Marshes and the Olympic Park are all reachable on foot.

Just a few minutes beyond your front door, 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 to independent store Dreamhouse records.

In the other direction, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom. Further south, but a similar distance, you've got some great bars around the Grove Green Road, including the Filly Brook, Heathcote & Star and the Northcote Arms.

WHAT ELSE?

- Leyton tube station is around 12 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a short 10 minute walk away.

- Head 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, including Sadler's Wells, BBC and V&A.

- Even if you're not a follower of football, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to take in the sights and sounds of a game.



A WORD FROM THE OWNER...

"If you are someone who loves green space, long walks, great coffee (round the corner!), and fab pubs! This is the place for you! The location of the property is so perfect. Turn left and you have access to all the lovely Francis Road has to offer. Turn right and you're an 8 minute walk from breweries, bars and pop ups! There are some fab fitness spaces too - with Reformer round the corner, independent gyms like Fit as and of course access to everything offered at the retail park. Walking distance from both the overground and central line plus some brilliant bus routes, the property is super accessible for all! What we have loved most about living here? Hosting friends for some beautiful indoor/outdoor dining! Roasts in the winter, BBQ's and Aperol Spritz's in the Summer! The property offers amazing light throughout - but especially in the kitchen/sitting room with light pouring in through the bifolds and skylight - a plant lovers paradise!"

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