

Lea Hall Road, E10
 Approx. Gross Internal Area 789 Sq Ft - 73.30 Sq M
 Approx. Gross Eaves Storage Area 56 Sq Ft - 5.20 Sq M



Reception
15'1" x 13'5"

Bedroom
11'5" x 9'6"

Bathroom

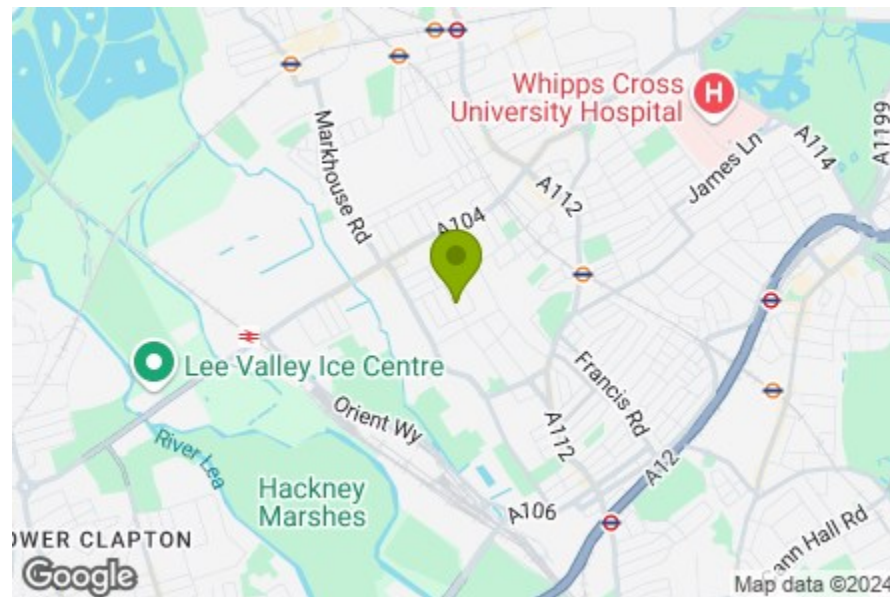
Kitchen
11'5" x 8'10"

Bedroom
14'9" x 7'10"

Ensuite

THE STOW BROTHERS

RICS Certified Property Measurer
 Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
 lpaplus.com Date: 4/10/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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LEA HALL ROAD, LEYTON

Asking Price £500,000 Share of Freehold
 2 Bed Apartment



Features:

- First Floor Flat
- Two Bedrooms
- Split Level
- 789 sq ft
- Share of Freehold
- Beautifully Presented Throughout

Arranged over two floors, this beautifully restored two-bedroom home is brimming with lovely features, while the location is an excellent spot between Jubilee Park and Leyton Midland Road station.

As well as the fantastic design throughout, it's got two bathrooms, a large kitchen and a bright reception room, plus plenty of storage.

REQUEST A VIEWING
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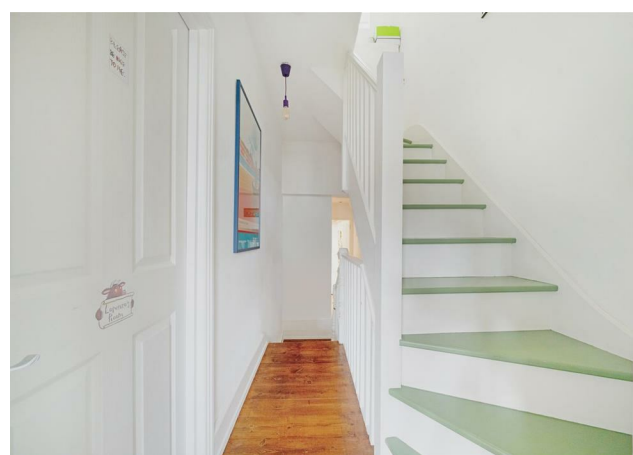
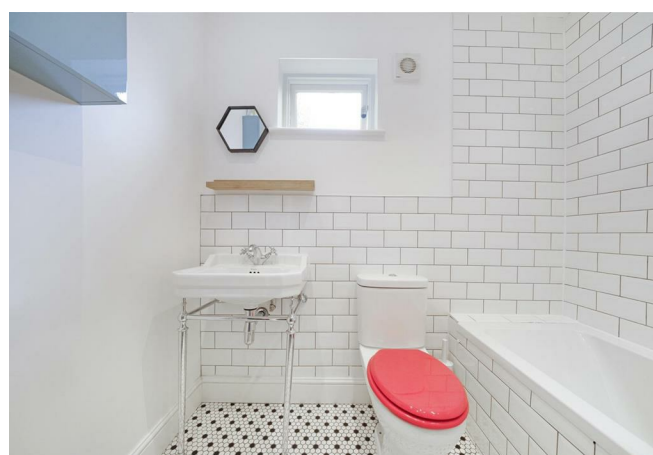
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IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this 789 square foot home with a timeless design that will last well into the future.

On the first floor, the reception room is bright and airy, with the contrast decor and sweeping flooring further accentuating the amount of space. You'll love the thoughtful updates such as the fitting shelving, but the fireplace is your focal point here. At the rear you'll find your smart kitchen, where highlights range from the sleek units and metro-brick tiles to the smart appliances, timber worktops and column radiator. There's space for a small dining table, too.

You've got one immaculate double bedroom on this floor, along with a gorgeous bathroom, complete with floor to ceiling metro brick tiling with contrast grouting, a washstand basin, vintage-style fittings and a tub to soak in.

Head up to the second floor, and you'll find another pristine double bedroom, plus your second bathroom, complete with grey tiling and a shower.

Beyond your handsome front facade, you'll love exploring your new area. Just 16 minutes away, you'll find Francis Road, where you'll be spoilt for choice when it comes to eateries and independent stores to browse, while slightly nearer around the

Leyton Midland Road arches you've got some brilliant new choices, including the much lauded smokehouse Burnt and Gravity Well Taproom.

Travel seven minutes in the other direction and you'll reach the sprawling Jubilee Park (Waltham Forest's largest park, no less), a hub for sport, play and relaxation.

Or head a few blocks north to Lea Bridge Road, which has become an awesome new hot spot for independents, such as the eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery - a great choice for a new local.

WHAT ELSE?

- Leyton Midland Road station is a 13 minute walk for the Gospel Oak to Barking line, while Lea Bridge station is 21 minutes. Bus routes are also plentiful, and there's a great infrastructure for cycling, meaning you can easily hop to Walthamstow or Clapton.

- After a huge rebuild, the Lee Valley Ice Centre recently reopened, offering a range of sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

- Parents will be pleased to know you have plenty of great schools in the area.



A WORD FROM THE OWNER...

"We've very much enjoyed living here, being part of an active community where arts and environmental concerns are very much to the fore. Close to both Riverley and Willowbrook schools, there's a fantastic social scene at the nearby Jubilee Park. If you like coffee, there's Blondie's on Church Rd as well as the ever expanding community of local businesses, shops, restaurants and cafes in Francis Rd. Time Out recently declared Leyton as one of the coolest neighbourhoods in the world, and we'd definitely agree. For more green spaces, there's the expansive Hackney Marshes which leads to the River Lea and Regent's Canal. It certainly feels like the best of all worlds here...and with the recent reopening of local pub the "Leyton Technical", everything is on the up!"

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