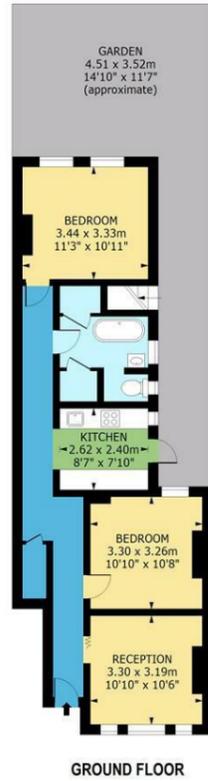


Lea Bridge Road, E10
Approx. Gross Internal Area 707 Sq Ft - 65.68 Sq M



Reception
10'9" x 10'5"

Kitchen
8'7" x 7'10"

Bathroom

Bedroom
10'9" x 10'8"

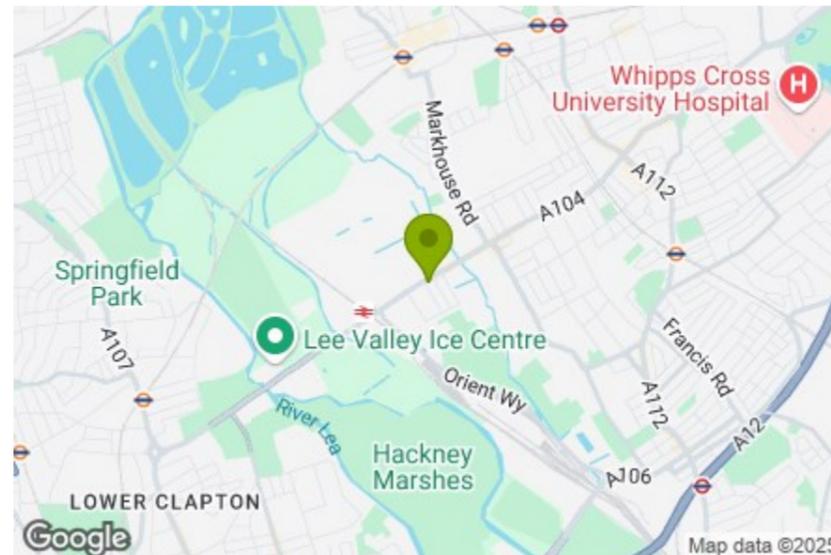
Bedroom
11'3" x 10'11"

Garden
14'9" x 11'6"

THE STOW BROTHERS



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: 25/4/2025



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	EU Directive 2002/91/EC

LEA BRIDGE ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Ground Floor Ex-Warner Flat
- Two Double Bedrooms
- Beautifully Presented
- Own Front Door
- 100 Year Lease
- Lovely Shared Rear Garden

Just a short stroll from the expansive greenery of Jubilee Park, this beautifully updated two double bedroom, ground-floor ex-Warner home blends vintage charm with modern style. Immaculately decorated throughout, it also boasts its own stunning shared garden at the rear.

Commuters will love the location: Lea Bridge Station is just 0.4 miles away, with plentiful bus routes offering easy access to Walthamstow, Leyton, Clapton, and Central London. But you might find yourself staying local — with a thriving food and drink scene right on your doorstep, there's plenty to explore.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE...

You'd be part of a rich local history – these iconic Warner properties, the brainchild of Walthamstow's first mayor, were built to stand the test of time and have only grown more sought-after.

Beyond your sole-use front door, the reception room retains its charming period character with soft decor, custom carpentry and fireplace alcove, all illuminated by generous windows. Both bedrooms are spacious doubles, with tasteful decor and smart flooring. The kitchen is sleek and stylish, featuring shaker-style units, metro brick tiling and integrated appliances. In the bathroom, the glossy tiles stretch floor-to-ceiling, complemented by the contemporary basin and over-tub shower.

Accessed from the kitchen, your shared garden is stunning - barely-overlooked and with a generous stretch of sun-drenched south facing lawn, flanked by beds and high fences for privacy, which end in a covetable ivy covered wall. For even more green space, you're just a hop from Jubilee Park, Hackney Marshes, and Lee Valley Park.

And when it comes to urban amenities, you're spoilt for choice: alongside essentials like Aldi, the neighbourhood is buzzing with independent gems such as eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space Patchworks, which now houses Blondies brewery - a great choice for a new local.

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

WHAT ELSE?

- The Lee Valley Riding Centre is 15 minute walk 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 20 minute walk from your front door.
- Walk 20 mins up Markhouse Road and you'll find the dynamic social hub CRATE St James, buzzing with creative ventures, from independent eateries and florists to yoga studios and boutiques.



A WORD FROM THE OWNER....

"The property is a larger-than-average Warner flat, with beautiful high ceilings and all the character that made Warners so attractive when we decided Walthamstow was the place for us. The south-facing garden, which isn't overlooked by neighbours, is a little paradise in busy London, and is particularly lovely in the spring/summer when all the flowers come out. The garden is never used by the upstairs neighbours so we have treated it as our own for the past three years. We've particularly enjoyed going for walks, discovering the canals, local marshes and of course the pubs. It's easy to access central London too - 5 minutes walk to Lea Bridge station, one stop on the overground to Tottenham Hale, and then you're on the Victoria Line. This was our first home together, and where our daughter was born - and we will miss it."

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