



Reception Room  
17'0" x 12'7"

Kitchen / Breakfast Room  
14'4" x 7'8"

Bedroom  
9'9" x 7'2"

Bedroom  
10'4" x 9'6"

Bathroom  
8'4" x 5'8"

Bedroom  
17'0" x 11'7"

Ensuite  
6'11" x 5'11"



ESSEX ROAD, LEYTON

Offers In Excess Of £525,000 Share of Freehold

3 Bed Apartment - Conversion



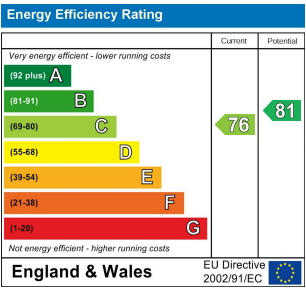
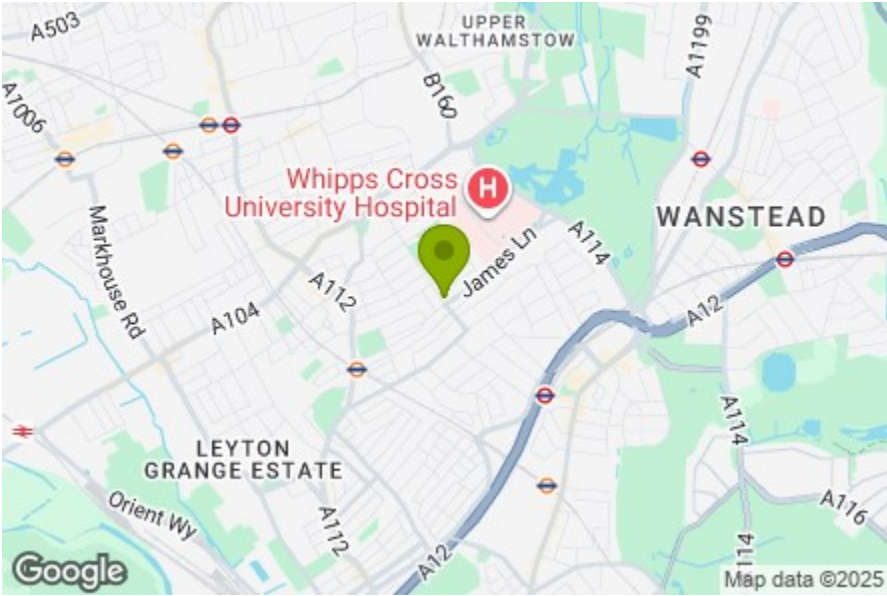
Features:

- Three Bedrooms
- First Floor Victorian Conversion
- Beautifully Presented
- Share of Freehold
- Period Features
- Two Bathrooms
- Over 1000 Sq Ft.
- Close to Leyton Midland Station

This spacious Victorian conversion offers over 1000 square feet of well-arranged living, blending period charm with modern comfort. Set across two floors, it provides three bedrooms and two bathrooms, creating a versatile home with plenty of room to grow. The first-floor setting enhances the sense of light and space, while original features add personality throughout. Thoughtfully finished interiors ensure every room feels welcoming and practical. With the added advantage of a share of freehold, this property combines elegance with peace of mind. Its location also places it within easy reach of Leyton Midland station, making connections across London simple and convenient.

REQUEST A VIEWING

0203 397 9797



E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

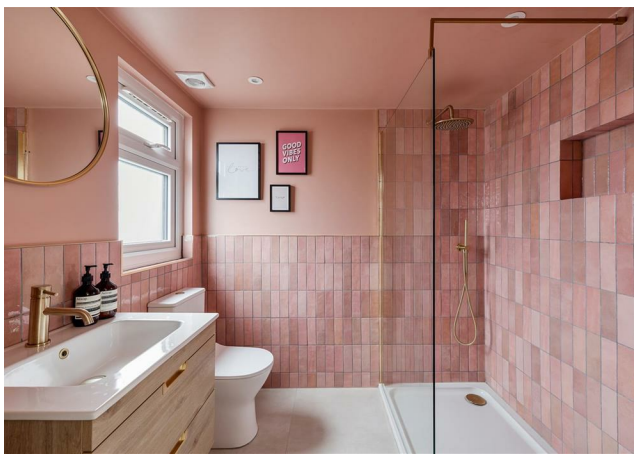
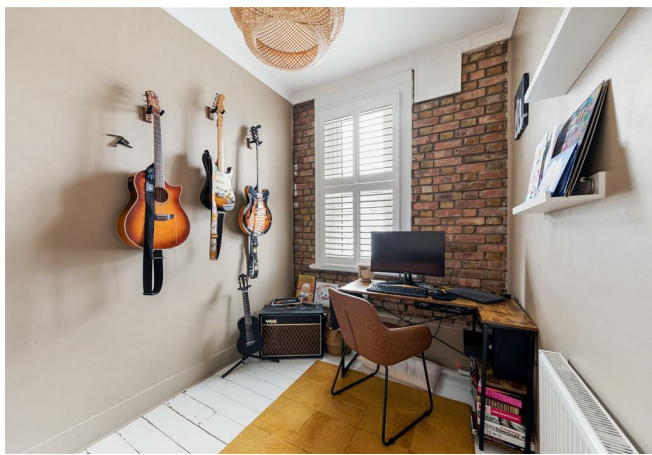
New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





## IF YOU LIVED HERE...

Bay windows, an ornate gable and charming detailing give this home instant kerb appeal. A bold red front door, framed by an arched porch and patterned tiles, sets the tone and hints at the character waiting inside. Step into a reception room that makes a statement in both style and proportion. An elegant bay with fitted shutters draws in natural light, while a beautifully detailed fireplace with decorative tiling creates an eye-catching focal point. Polished timber flooring runs underfoot, complemented by alcove shelving and cabinetry that enhance both personality and function. With ample room for seating and dining, the space feels effortlessly alluring, equally suited to entertaining guests or unwinding in comfort. In the kitchen, contrasting cabinetry and soft pink walls are paired with herringbone flooring that adds depth and texture. A large window illuminates the room, while space for informal dining makes it a welcoming spot for everyday meals and casual gatherings. There are two bedrooms on this level, one with a simple fireplace and built-in wardrobes, the other with a feature brick wall and fitted shutters. Each has its own personality and a calm atmosphere. Crisp and bright, the bathroom is styled in a white palette with monochrome flooring, tiled walls and a full-size

bath, softened by natural light and wooden shelving. Upstairs, a spacious double bedroom spans the top floor, where skylights and eaves storage complement calming green tones. An adjoining ensuite, wrapped in pink tiling with brass accents, completes the home with a touch of luxury. Around the neighbourhood, a strong sense of community is matched by a wealth of local highlights. Bromley's Café and Delhi is a much-loved spot for coffee or a relaxed meal, while the Heathcote & Star offers a lively atmosphere and great food and drink. Francis Road is close by too, a thriving hub of independent shops and eateries including Yardarm and Marmelo, perfect for weekend brunch or picking up something special. Green space is plentiful, with Abbots Park less than 10 minutes away, offering open lawns, sports facilities and a well-kept playground. Hollow Pond on the edge of Epping Forest provides wider stretches of woodland and water for walks and exploring. Excellent schools are also nearby, including the outstanding Barclay Primary.

## WHAT ELSE?

Travel connections are straightforward, with Leyton Midland Road station around 10 minutes from the doorstep, providing easy links across North London. For journeys into the City and beyond, Leytonstone station is just a little further, connecting directly to the Central line.



## A WORD FROM THE OWNER...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy. The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW  
E10 BRANCH MANAGER

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM