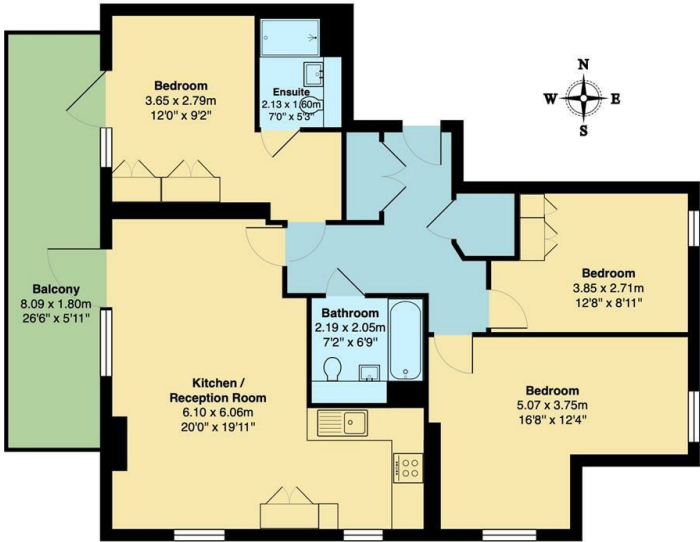




Total Area: 88.7 m² ... 955 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
20'0" x 19'10"

Balcony
26'6" x 5'10"

Bedroom
11'11" x 9'1"

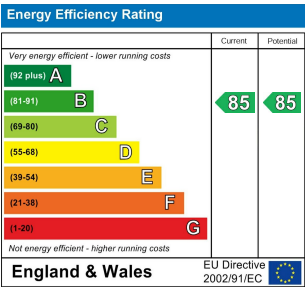
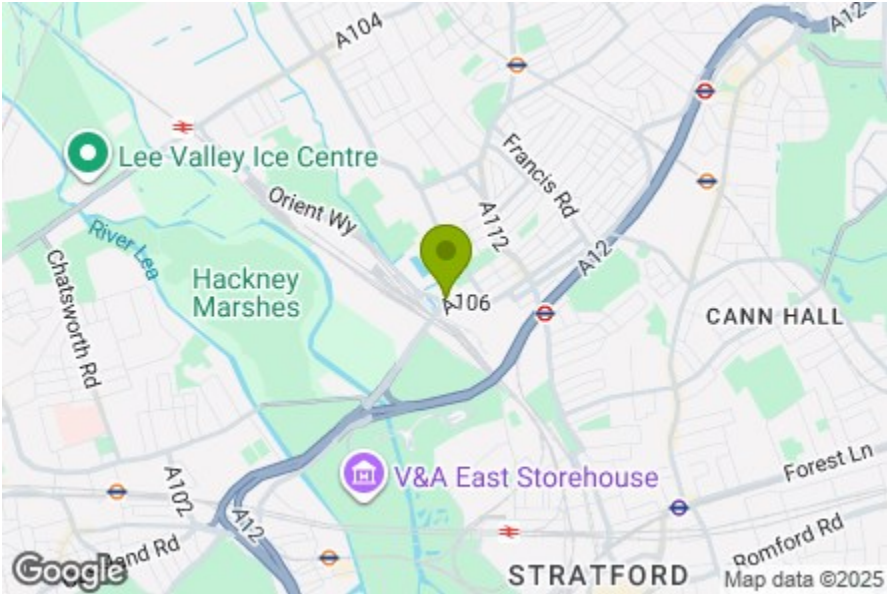
Bedroom

Ensuite
6'11" x 5'2"

Bathroom
7'2" x 6'8"

Bedroom
16'7" x 12'3"

Bedroom
12'7" x 8'10"



DUNEDIN ROAD, LEYTON

Offers In Excess Of £550,000 Leasehold 3 Bed Flat



Features:

- Three Bedroom Flat
- Two Bathrooms
- 13th Floor
- Stunning Views Across the London Skyline
- Private Underground Parking
- Large Private Balcony

Set high on the 13th floor, this spacious three-bedroom flat combines modern design with breathtaking views across the London skyline. Inside, two well-appointed bathrooms and generous living space provide both comfort and practicality, while outside, a large private balcony extends the home and invites you to enjoy the outlook. The property also benefits from the rare advantage of private underground parking, offering both security and convenience. With its elevated position, expansive proportions and well-considered layout, this apartment presents an appealing opportunity for those seeking a home that balances contemporary style with everyday ease, all while enjoying a superb perspective over the city.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

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0208 520 3077

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IF YOU LIVED HERE...

The apartment opens with a welcoming hallway, complete with two useful storage cupboards, setting the tone for the sense of space and thoughtful design that follows. The heart of the home is the generous kitchen and reception room, a bright and versatile area where full-height windows and glazed doors invite in natural light throughout the day. Wood flooring flows seamlessly underfoot, complemented by a striking wall of vertical timber panelling and bespoke shelving that brings both character and practicality. From here, doors open onto the private balcony, a wonderful extension of the living space with far-reaching city views, offering the perfect setting for morning coffee, evening relaxation or entertaining guests against an impressive backdrop. The main bedroom also enjoys direct balcony access, with mirrored wardrobes enhancing a sense of openness and light. Its ensuite is finished with large-format tiling, a walk-in shower and a refined neutral palette. Two further bedrooms offer flexible living; one benefits from dual aspect windows that frame the horizon, making it ideal as a guest room or home office, while the other includes fitted wardrobes and a calm, restful finish. Completing the layout, the main bathroom is well-appointed with

contemporary tiling, a wide fitted mirror and a full-sized bath with overhead shower. Altogether, this 13th-floor home offers a balanced combination of light, space and thoughtful design, perfectly suited to modern living while making the most of its elevated setting. The neighbourhood offers a vibrant mix of green space, community spirit and local gems. Just 15 minutes away, Francis Road is a lively hub of independent cafés, restaurants and shops, where you'll find favourites like Marmelo Kitchen and Yardarm, perfect for weekend brunches or evening drinks. The Leyton Engineer is a popular pub with a strong reputation for food and hospitality, while outdoor lovers are spoilt for choice with both Leyton Jubilee Park and Hackney Marshes within easy reach, as well as the vast expanse of Queen Elizabeth Olympic Park. Families are well served too, with several excellent schools nearby, including the highly regarded Newport Primary, around 15 minutes away on foot.

WHAT ELSE?

Leyton Station is just 10 minutes away, providing swift connections across the city. The area is also well served by numerous bus routes, linking the neighbourhood with nearby hotspots such as Stratford, Hackney and Walthamstow. Whether commuting, meeting friends or exploring the wider East London scene, getting around is always simple and convenient.



A WORD FROM THE EXPERT...

"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

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