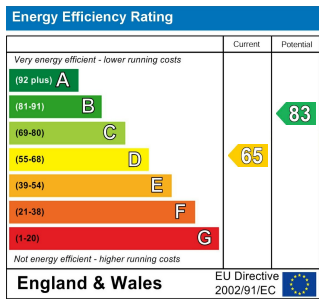
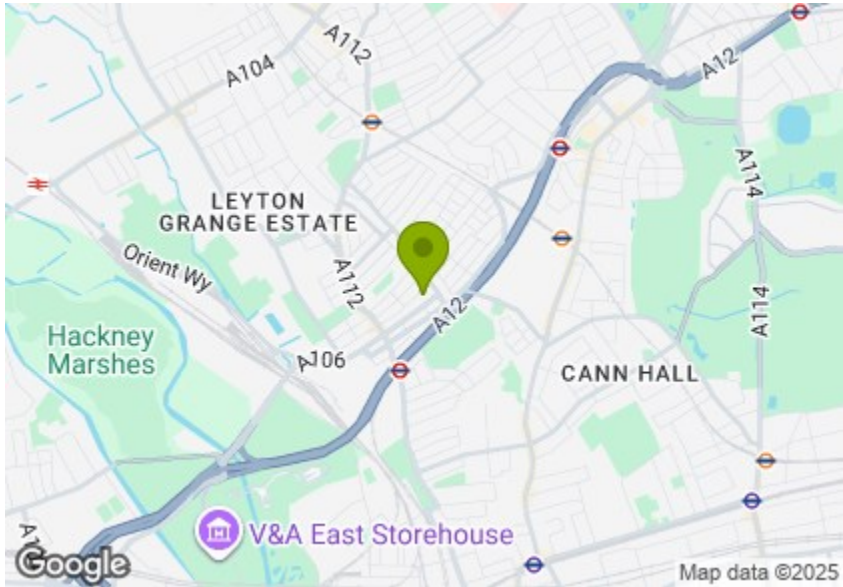


Total Area: 146.4 m² ... 1575 ft²

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.



ST. GEORGES ROAD, LEYTON

Offers In Excess Of £950,000 Freehold

4 Bed House



Features:

- Four Bedroom Freehold House
- Fully Extended and Refurbished
- Large Open Plan Kitchen Diner
- Private South Facing Garden
- Large Through Reception
- Two Beautifully Finished Bathrooms
- Principal Suite to the Loft floor with Walk Through Wardrobe
- Moments to Leyton Station

This gorgeous four-bedroom Victorian terraced home in Leyton Village has been fully extended and refurbished, offering 1,575 sq ft of elegant, versatile living space. With an open-plan kitchen/diner enjoying the light that pours through the double aspect glazed doors, through reception, two contemporary bathrooms and an entire suite in the loft. Outside, Francis Road's cafés, wine bars, and independent shops are just a short stroll away, making spontaneous brunches or evening drinks effortless. Leyton Underground is a 7-minute walk, giving you fast and direct access to the Central Line and the wider city. A rare combination of period flourishes, thoughtful design, and everyday practicality makes this home an exceptional opportunity in one of East London's most desirable pockets.

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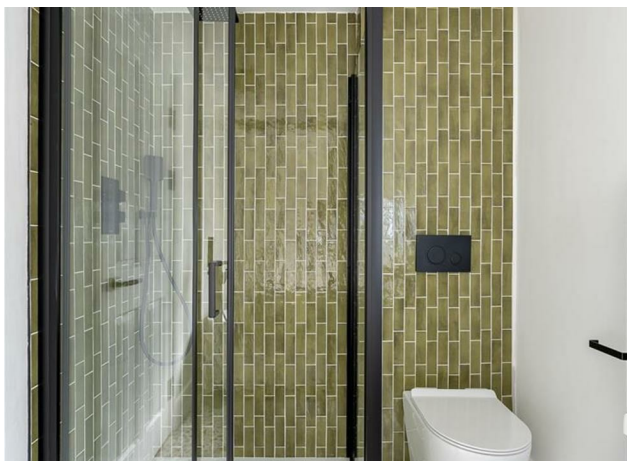
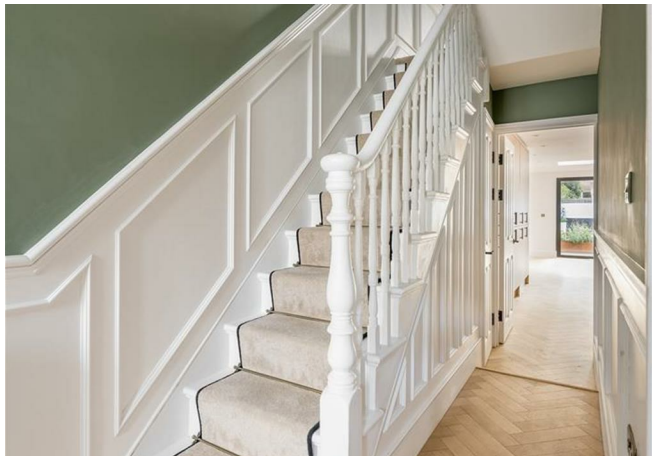
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IF YOU LIVED HERE...

From the moment you walk in, the design choices here do all the talking. Recently refurbished with care, everything feels fresh, thoughtful, and ready to move straight into. The main living space sets the tone with light pouring in through the bay window dressed with pristine plantation shutters, bouncing off blonde chevron flooring that flows throughout the first floor. Two original fireplaces with tiled surrounds add character, while designer lighting hangs from a ceiling rose and caramel wall panelling gives the room a cosy feel. It's the sort of space you'll actually want to spend time in, not just pass through. An open doorway (or the hallway if you prefer) leads you into the extended kitchen/diner. Black cabinetry and white worktops keep things sleek and simple, balanced by floor-to-ceiling wood-fronted storage on the opposite wall and a marble-wrapped island with integrated breakfast bar sitting between them both. Glazed doors open on two sides, drawing the garden into the room and making mealtimes feel more relaxed.

Outside, the garden is designed with the same attention to detail – paved for easy upkeep, framed by planting, and finished with built-in seating at the back. Calm, private, and perfectly usable.

Upstairs, three bedrooms sit neatly on the first floor. The largest double at the front comes with its own bay window mirroring the layout below, a cast-iron fireplace with stripes of spring-green tiling, and custom wardrobes. The family bathroom feels contemporary without trying too hard: terrazzo flooring, vertical Prussian blue tiles, and brushed brass fittings.

and brushed brass fittings.

Then there's the second floor – more boutique suite than loft conversion. A terracotta-panelled feature wall, Velux windows, a walk-through wardrobe, and a bathroom that pulls no punches. Think freestanding bath with dual-aspect views, olive-green tiled shower with black-framed glazing, and the sort of finish you normally only get in a weekend away.

WHAT ELSE?

Location is everything, and here you'll find yourself effortlessly connected- just a short stroll to Leyton tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The Central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins. Francis Road is one of Leyton's most consistently in-demand locations thanks to its urban village of independent local businesses. Firm favourites include Phlox bookstore, Dreamhouse Records, Edie Rose florist, and Pause yoga studio. Equally, Westfield Stratford City has all your favourite brands under one roof, a 20-screen cinema for movie buffs, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature. There's lots of green space nearby, too, from small local parks to Wanstead Flats and Hackney Marshes. Local primary schools include Newport and Dawlish, along with Norlington Secondary & Sixth Form for Boys.



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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Reception
11'0" x 24'7"

Kitchen/Diner
14'3" x 28'6"

Storage

Bedroom
14'3" x 13'1"

Bedroom
9'0" x 11'0"



Bedroom
9'6" x 10'7"

Bathroom
6'3" x 8'2"

Bedroom
14'4" x 26'5"

Ensuite
9'2" x 5'6"



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