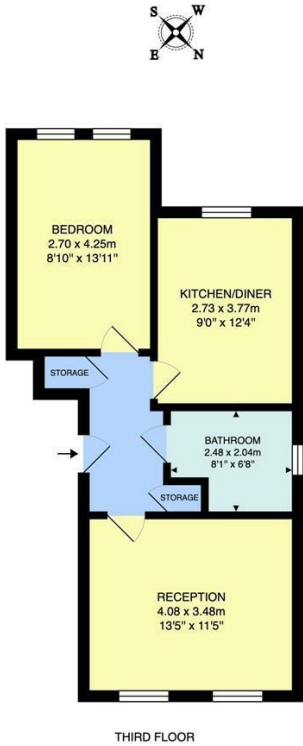
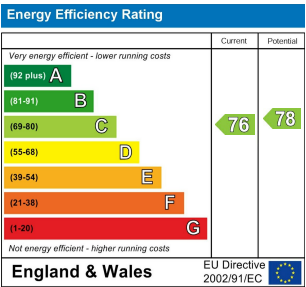




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



HOPKINS ROAD, LEYTON

Offers In Excess Of £295,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Top Floor Flat
- Beautifully Presented
- Kitchen Diner
- Long Lease
- Short Walk to Leyton Midland Road
- Chain Free

This attractive top floor flat offers a thoughtfully arranged one bedroom layout, combining comfort with considered design. The spacious reception is complemented by a bright kitchen diner, creating a central hub for daily living and entertaining. Finished to a high standard, the interiors feel welcoming and ready to move into, with a modern style that enhances both practicality and appeal. A long lease adds reassurance, while the location places you only a short walk from Leyton Midland Road, ensuring excellent connectivity alongside the ease of having everything you need close at hand.

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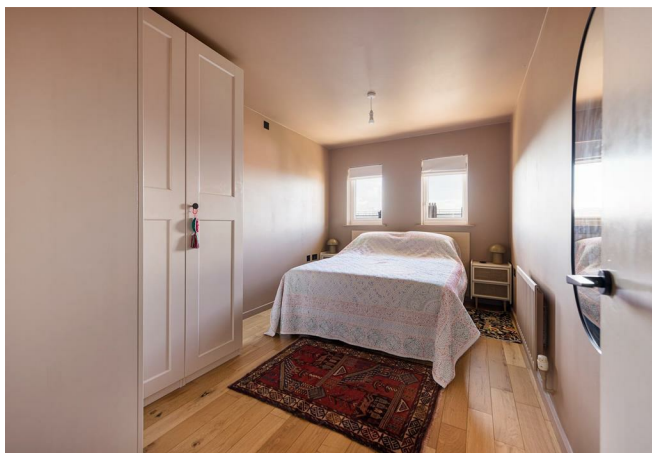
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IF YOU LIVED HERE...

Set on the third floor, this home opens with a bright and welcoming hallway where wood flooring flows seamlessly through to the reception room beyond. Two built-in storage cupboards keep the space neat and practical, while the layout ensures an elegant first impression.

The reception is bathed in daylight from twin windows, its pale walls and timber floor creating a refined backdrop that enhances the generous sense of space. The arrangement offers flexibility, lending itself perfectly to both quiet evenings and larger gatherings, with an effortless ease that makes the room feel instantly warm.

The kitchen/diner continues the theme of balance between function and style, where dark cabinetry is set against pale walls and a tiled splashback for a striking effect. A well-placed window brightens the room, while the warm tones of the flooring and space for a dining table give it a welcoming atmosphere, equally suited to everyday meals or more leisurely occasions.

The bedroom, softly finished in muted tones, provides a restful retreat. Twin windows bring in daylight, highlighting the clean lines and uncluttered finish, while the wood flooring enhances its calm, composed character.

The bathroom completes the picture with a soothing blend of soft hues and subtle

texture. Natural light filters through the window, while a bath with overhead shower set against a tiled backdrop creates an ideal place to relax and unwind.

The surrounding area offers a vibrant mix of independent cafés, lively bars and generous green spaces, making it an appealing place to call home. Bromley's Café and Deli is close at hand for leisurely brunches or picking up fresh produce, while just a few minutes away Leyton Calling brings a tropical twist with its colourful cocktail creations and relaxed vibe. A little further afield, Walthamstow Village presents a wonderful choice of places to eat and drink, from the ever-popular Eat17 to the characterful Nags Head, all set within its charming village backdrop. For outdoor space, Leyton Jubilee Park offers wide lawns and tree-lined paths to enjoy at your own pace.

WHAT ELSE?

Getting around is straightforward, with Leyton Midland Road Station just over five minutes from your door, connecting you easily to wider London. Numerous bus routes also run close by, linking the area to neighbouring spots such as Walthamstow, Leytonstone and Hackney. Whether you're commuting or exploring, the choice of transport makes travel simple, keeping you well connected.



A WORD FROM THE OWNER...

"I've really come to love this flat, and I'm only selling to upsize — I'm hoping to stay in the same area. Leyton and Walthamstow have been so welcoming. They're brilliantly connected, with Leyton Midland just 5 minutes away, and Walthamstow (Victoria Line), Leyton (Central Line), and Stratford (Elizabeth, Jubilee, DLR, etc.) all close by, making it super easy to get into central London.

Epping Forest is only a 15-minute walk and has been a wonderful retreat from city life. Culturally, there's so much happening too — from the William Morris Gallery to the new V&A East and Sadler's Wells.

What really makes it special, though, is the community. People here are engaged, active, and not afraid to stand up for what they believe in — whether that's supporting Palestine, resisting austerity, or fighting for social justice. It feels like being part of something bigger, and that makes it a great place to live."

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