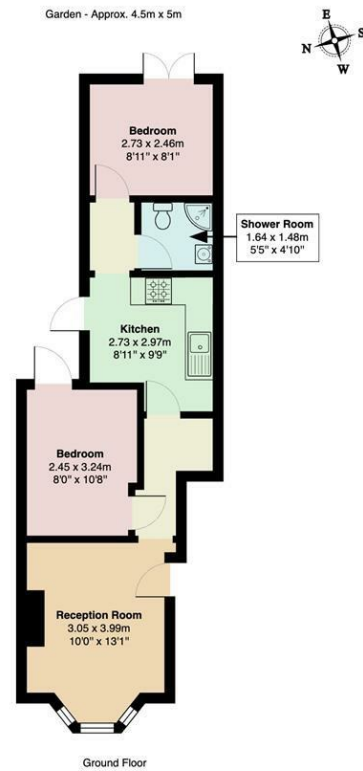


Oakdale Road, E17

Garden - Approx. 4.5m x 5m



Total Area: 42.4 m² ... 456 ft²

All measurements are approximate and for display purposes only

Reception
10'0" x 13'1"

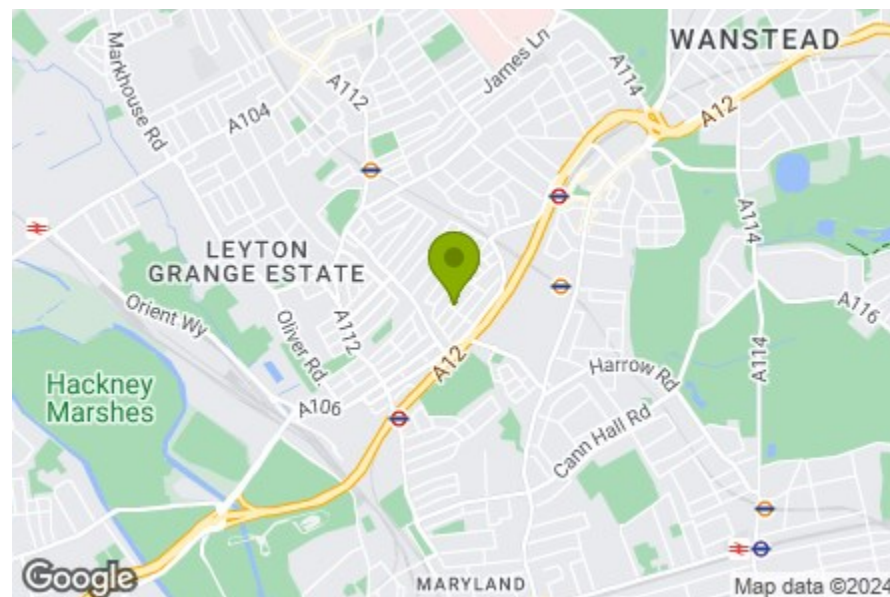
Bedroom 1
8'0" x 10'7"

Kitchen
8'11" x 9'8"

Shower Room
5'4" x 4'10"

Bedroom 2
8'11" x 8'0"

Garden
14'9" x 16'4"



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		69	78
		EU Directive 2002/91/EC	



OAKDALE ROAD, LEYTONSTONE

Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Ground Floor Conversion
- Private Rear Garden
- Share of Freehold
- Two Double Bedrooms
- Bay Fronted
- Close to Leytonstone Station

A strikingly stylish two double bedroom ground floor apartment with a low-maintenance, south-east-facing garden. You're sat on a tree-lined street in the heart of Leyton here, moments from Francis Road, with a pick of natural retreats.

Linear Park's just around the corner, with Sidmouth Park and Coronation Gardens both just ten minutes' away on foot. Or jump on your bike to be at the gorgeous green expanses of Wanstead Flats, Hackney Marshes or the Olympic Park in around eight minutes.

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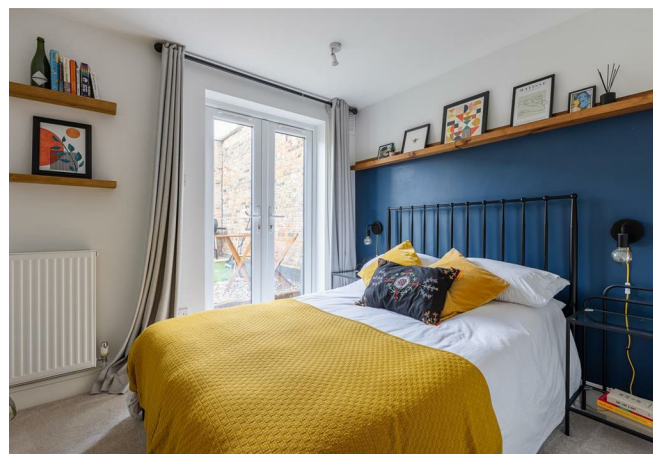
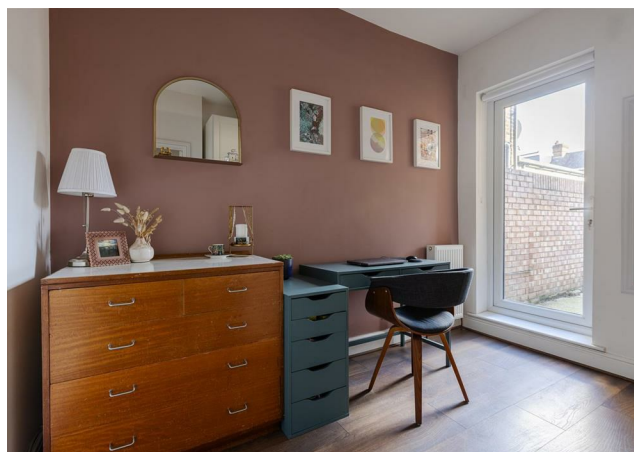
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IF YOU LIVED HERE...

You'll be relaxing amongst utterly sumptuous interior design throughout. Your 130 square foot front lounge is home to chic bistro shutters over the bay window, exposed brick either side of the chimney breast, and plenty of space for dining. Your first bedroom's next door, a solid double with a puce statement wall, walnut effect floorboards and direct access to the garden. Follow the bare brick and patio here for your south-east-facing garden.

Out here lush lawn and beds – perfect for entertaining al fresco – are nestled within two courtyard walls (ideal wind breaks in the colder months). Head back inside, this time via the kitchen, and you've another carefully curated colour scheme. Pine green contrasts with timber worktops, glossy grey cabinets and a white mini metro tile backsplash. Your shower room's just as impressive in white letterboxes, a disco ball and heated towel rail. Lastly, bedroom two's Aegean blue statement wall, soft carpet and view over the garden (a third access point) make for a fine sleeper.

Outside and you're just twelve minutes' walk from Leyton Station, taking you to Stratford in five minutes, Liverpool Street in twelve, or Tottenham Court Road

in twenty. Leytonstone High Road overground station's just as handy and perfect for switching to the Victoria line three stops away. Foodie haven Francis Road is just a five minute stroll from your new front door. Sweet tooth? Morny Bakehouse's vanilla mascarpone and espresso ganache cruffins will see you right. Other unmissable offerings include Yardarm, Albert & Francis, and Dreamhouse Records for vinyl junkies.

WHAT ELSE?

- Leyton tube station is just over a half mile on foot, for speedy and direct connections to the City and West End via the Central line.
- You have twenty two schools rated 'Good' or better by Ofsted in a one mile radius. Seven of these have 'Outstanding' status, including Newport School, six minutes' stroll away.
- The Northcote Arms is a strong candidate for your new local, with fine wines, real ales, delicious food and a varied programme of events. Five minutes from your front door. Leyton High Road's half a mile away and home to the brilliant dining destinations of Deeney's, Oceano and Figo.



A WORD FROM THE OWNER...

"This has been the perfect first home for us. The garden has been a real bonus. Its the perfect spot for a morning coffee or to spend a lazy afternoon lounging in the sun. We love waking up to the a garden view every morning. We took a bit of a punt on Leyton, having lived in Hackney before but have been really pleasantly surprised. Francis Road has everything you need for a weekend morning and there are loads of great pubs and green spaces within walking distance. We'll really miss our little flat but know it'll make a great home for someone new!"

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