

Bedroom
10'7" x 12'9"

Bedroom
8'6" x 10'10"

Kitchen
9'0" x 9'10"

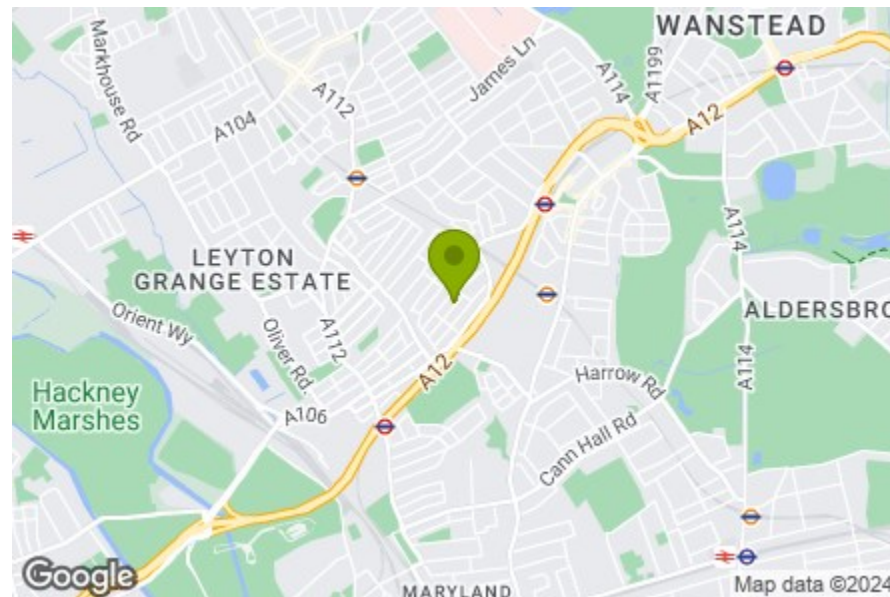
Courtyard

Bathroom
7'6" x 4'4"

Reception
12'1" x 12'0"

Garden
14'7" x 25'7"

Total Area (Excluding Garden & Courtyard): 48.4 m² - 521 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.



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	73	77
	EU Directive 2002/91/EC	



PEARCROFT ROAD, LEYTONSTONE

Offers In Excess Of £450,000 Share of Freehold 2 Bed Apartment - Conversion



Features:

- Ground Floor Victorian Conversion
- Share of Freehold
- Two Bedrooms
- Private Garden
- Close to Francis Road
- Chain Free
- Close to Leytonstone Station

An attractive, spacious, ground floor Victorian conversion. The sizeable garden and cosy courtyard provide a choice of outside spaces to suit your mood. With Leyton, Leytonstone and Leyton Midland Road stations all within less than a mile you're always connected to the heart of the city.

Francis Road is just a ten minute stroll to enjoy a sublime dining experience in one of the much-coveted, independent, artisanal eateries.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be cooking up a storm in the heart of your new home, that bright and sleek kitchen, serving up either in your warm, inviting living room or opening up the double doors and stepping out onto the patio overlooking your peaceful garden, secluded by timber fencing and overhung by mature greenery. Both double bedrooms are beautifully presented in soft, neutral tones.

The apartment's warmth and vintage style spills from every corner with blonde, hardwood-style flooring throughout and the classic metro tiling in the luxurious family bathroom. The walk-in, rainfall shower and high end fixtures and fittings make this the perfect place to relax and refresh at the beginning or the end of the day.

As you step outside, you have all of the delights of Leyton and the surrounding area to hand. Explore the green, tranquil nature reserves of Hackney Marshes, the wide open greenery of Wanstead Flats or take a short amble down to Francis Road and enjoy a delicious meal or try some artisanal brews. Leytonstone

High Road overground is less than a half mile on foot, for the Gospel Oak to Barking Riverside line, including a three stop hop to Blackhorse Road for the Victoria line.

WHAT ELSE?

- For your new local we have to recommend The Heathcote & Star, a much loved corner gastropub with beer garden, games rooms, a delicious menu and regular live events including stand up comedy.
- The property is presented chain free, for that all important speedy, hassle-free move.
- Not just a handy suntrap spreading natural light throughout your new home, your handy courtyard serves as another al fresco sanctuary.



A WORD FROM THE OWNER...

"We had a fantastic time living on Pearcroft Road. It's a very quiet road and the neighbours are really friendly and helpful, but there are also so many cafes, bars, pubs and restaurants within 10 minutes walk (Singburi and Panda Dim Sum are personal favourites) that you are spoilt for choice in terms of places to go and things to do. It's also the same distance to Leyton, Leytonstone and Leytonstone High Road stations so transport into the city and out to Essex is always very convenient."

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