

Living room
14'1" x 11'1"

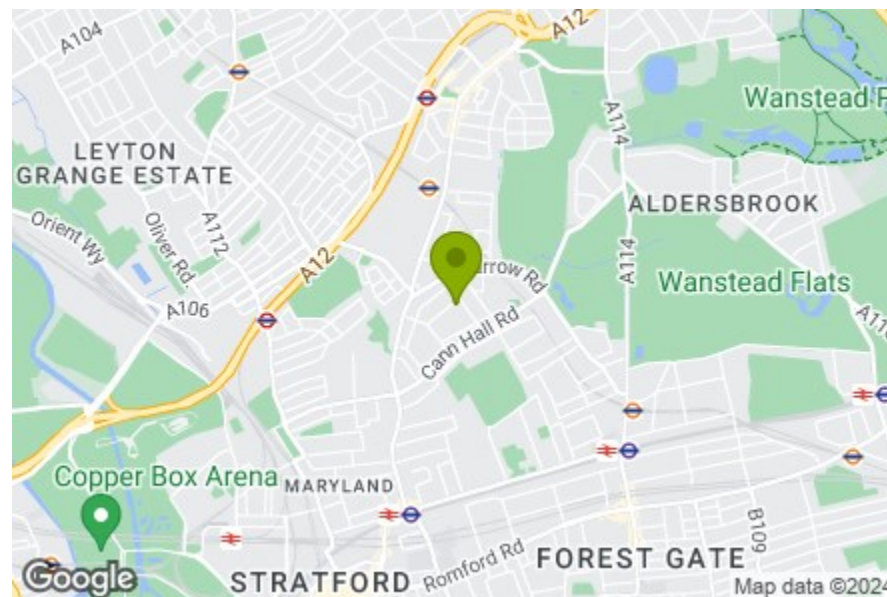
Bedroom
11'5" x 8'6"

Bathroom
5'6" x 5'6"

Kitchen
8'10" x 8'6"

Master Bedroom
12'1" x 10'5"

Ensuite
5'10" x 4'3"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	73
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



WRAGBY ROAD, LEYTONSTONE

Offers In Excess Of £435,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Victorian Conversion
- First Floor
- South Leytonstone
- Very close to High Road Leytonstone
- A short walk to Wanstead Flats
- Proximity to Davies Lane school
- Two bathrooms
- Leasehold
- Two Double Bedrooms

A smart, bright, characterful and colourful two bedroom, two bathroom apartment on the upper two floors of a substantial Victorian conversion. The greenery of Wanstead Flats and the nightlife of Winchelsea Road are both within easy reach.

Leytonstone High Road overground is just a half mile on foot, for the Gospel Oak to Barking Riverside line. A ride of three stops and seven minutes will get you to Blackhorse Road for the Victoria line.

REQUEST A VIEWING
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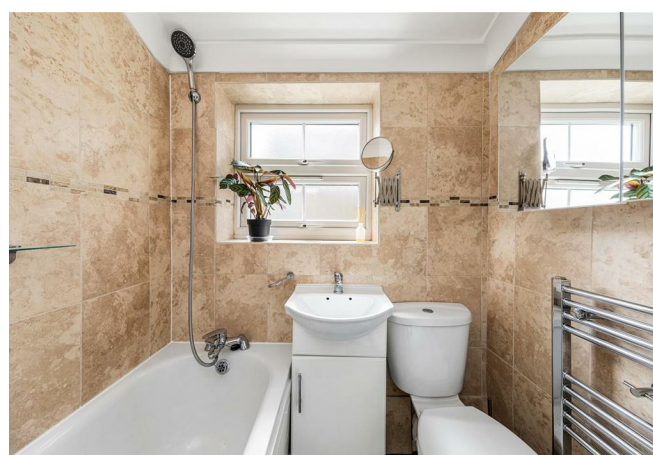
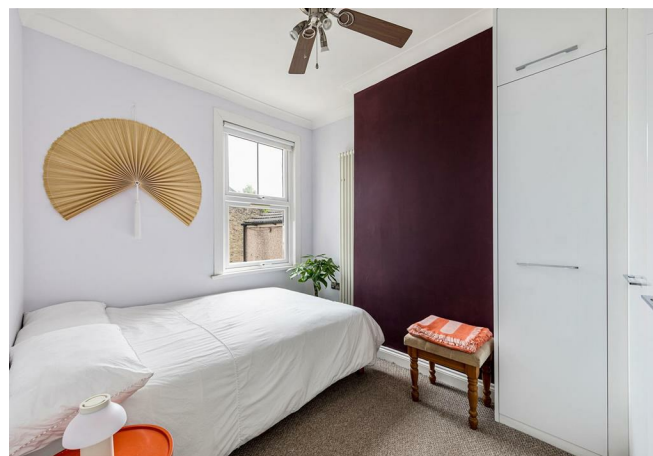
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IF YOU LIVED HERE...

You'll climb the stairs to find your kitchen straight ahead. A striking suite of mint green cabinets draws the eye, complemented by dark quartz effect counters and metro tile splashbacks. Copper taps and smoky engineered flooring complete the aesthetic. At the other end of the hall you have your lounge, 150 square foot with blonde hardwood floors, tower radiator and ceiling fan.

In between, your first bedroom's a solid double with integrated storage and statement wall, while your first bathroom's totally tiled in smoky sandstone with a shower over the tub. Upstairs now for your skylit second bedroom. It's a bright and tranquil double with an eaves storage, a fully functional substantial insulated storage space and you also have the en suite shower room, immaculately tiled with walk in shower cubicle and includes

Outside and a short, ten minute stroll will get you to the social hub of Winchelsea Road, a loosely located gathering of diverse

wining and dining spots. The Rookwood Village is a charming, family friendly gastropub with a lovely beer garden and regular events including live sports, you also have Pretty Decent Beer, Joyau wine shop and Wild Goose Bakery, for a wide choice of treats.

WHAT ELSE?

- Leyton and Leytonstone tube stations are both around a mile away on foot or about five minutes by bike. So you have two options for getting on the speedy Central line for regular, direct runs to the City and West End.
- The 'Outstanding' Davies Lane Primary School is just a half mile on foot. You have five more 'Outstanding' schools all less than a mile away, plus a further thirteen rated 'Good'.
- Once the favoured playground of Tudor kings and queens, Wanstead Flats remains some of the wildest, wide open natural green space for miles around. And it starts less than a half mile from your new front door. You'll forget you're in London.



A WORD FROM THE OWNER...

"We've loved coming home to our flat over the last five years. With busy jobs in London, we've found it a complete sanctuary. The road is a quiet one in a low traffic neighbourhood, and the flat itself is designed so well - with everything compact and neat and tonnes of storage space to keep clutter out of sight and maintain that relaxing feel. Having two bathrooms also helps! We've both really enjoyed walks and runs across Wanstead Flats and Wanstead Park, just moments away - a really beautiful and calm place that gives you something different at every turn and across all the seasons - including the breathtaking bluebells in Spring! It's also so convenient - with the Central line, Overground, Elizabeth line and lots of useful buses all close by. From shutting the door you can be in central London in just 40 minutes, while Stratford, Westfield and the Olympic Park are just down the road. We've also made some great finds nearby - make sure you check out Dina wines, Yard Sale Pizza, Mora (best Italian in London!), Belle Juin Cafe, and the Leytonstone Farmers Market every Sunday!"

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