



Kitchen / Reception Room
14'6" x 26'6"

Bedroom
8'11" x 17'5"

Bedroom
9'11" x 17'5"

Ensuite
4'10" x 7'4"

Bathroom
7'1" x 6'6"

Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		EU Directive 2002/91/EC	



HAINAULT ROAD, LEYTON

Offers In Excess Of £430,000 Leasehold 2 Bed Apartment



Features:

- First Floor Apartment
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Close to Francis Road
- Good Decorative Order
- Lift
- Close to Leyton Midland Station

This strikingly designed two-double bedroom, two bathroom apartment ticks many of our favourite boxes with its smart decor, spacious layout and impressive location.

Situated close to Francis Road, one of the most sought-after parts of E10, you'll be surrounded by top quality food and drink based perks, with quick access to greenery. What's more, Leyton Midland Road station is only a short stroll away, so travelling beyond this part of East London is a breeze too.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Behind the curved exterior and up on the first floor (take the lift if you're laden with shopping), and you'll access your 875 square foot home. The decor is smart and considered, acting as the perfect blank canvas if you want to add your own touches.

The open plan reception/kitchen is bursting with natural light thanks to the generous amount of glazing - the Juliet balconies will be much appreciated during warmer months. You'll love the deep blue feature wall which contrast beautifully with the neutral whites. The kitchen area is sleek and modern, so cooking will rarely feel like a chore. Both bedrooms are doubles, and the master has its own spotless ensuite complete with a walk-in shower. There's another modern bathroom off the spacious hallway, this time with an over-tub shower. There's plenty of storage space throughout, including convenient built-in storage in the hallway.

Just beyond your home, you'll find the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores. There's loads to choose from there, but how about starting with wine bar Yardarm, Korean eatery Zaxx or independent book store Phlox? Meanwhile, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as the ever-popular Gravity Well Taproom.

Just a little bit further away, the Grove Green Road area has been buzzing with activity for a few years and is now a hangout in its own right. The Filly Brook, Heathcote & Star and the brilliantly eclectic Northcote Arms there and sure to become faves.

Hop on a bus for a few stops and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

WHAT ELSE?

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.

- Hop on the Overground at Leyton Midland Road for the Gospel Oak to Barking line, perfect for trips to Hampstead Heath or Leigh on Sea.

- You'll enjoy having the greenery of Abbots Park so nearby, but you're also only a stroll from the glorious Hollow Ponds at the tip of Epping Forest. Head down for a picnic in summer when you can even hire a rowing boat.



A WORD FROM THE OWNER...

"I've enjoyed living here for the last 3+ years, with the property in close to shops on Francis Road, and lots nearby cafes and restaurants. The area is well connected - a 1 minute walk from Leyton Midland Road overground, walking distance to Leyton and Leytonstone Central Line stations, and short and direct bus journeys to Walthamstow and Stratford.

The flat is bright and spacious, and has been great for both working from home (fast fibre broadband access) and general living. Neighbours are friendly, with a WhatsApp group, and people taking each other's parcels in on request."

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