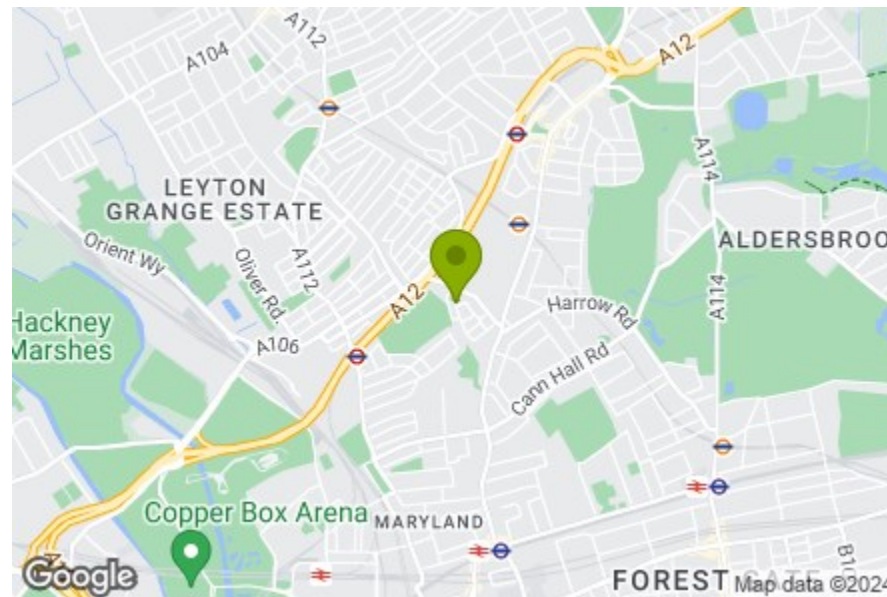




Total Area: 80.8 m<sup>2</sup> ... 870 ft<sup>2</sup>

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.

- Lounge  
13'6" x 12'7"
- Kitchen/Diner  
13'6" x 9'4"
- Bathroom  
8'4" x 6'9"
- Bedroom 1  
13'3" x 11'10"
- Bedroom 2  
13'3" x 11'9"
- Balcony  
4'11" x 10'2"



Energy Efficiency Rating	
Current	Potential
76	80

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



## PEACH GROVE, LEYTONSTONE

### Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



#### Features:

- Bright Two Bedroom Apartment
- Private Balcony With Park Views
- Parking
- Two Double Bedrooms
- Close to Leytonstone High Road Station
- Short Walk To Leyton Station

A fabulous two bedroom apartment in a pleasing purpose built development with a sought after Leytonstone location. The living space is gloriously generous, from the twin double bedrooms to the extra perk of the balcony - it comes to 870 square foot, plenty of space for you to spread out and luxuriate.

Drivers can rejoice in the added bonus of a private parking spot, a rare privilege as any Londoner knows. You're handy for the North Circular whenever you want to get out of town. Travel within the city is easy too, as you're just a short walk from Leytonstone High Road station for the Overground, and around twelve minutes' walk from Leyton Tube Station for the Central Line.

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**IF YOU LIVED HERE...**

You'll step into your broad hallway, pass the built-in storage and find your first bedroom on your right. It's over 160 square foot of space, with soft carpet underfoot. Your second bedroom is next, another generous space of almost 150 square foot. Next to that is your fifty square foot bathroom, with white suite, shower over the tub and bold blue tiling.

Bifold doors lead to your languid lounge, 170 square foot and filled with light from floor-to-ceiling windows. French doors take you out onto your forty square foot balcony, with lots of room for seating as you like. Flowing from the lounge is your kitchen/diner of almost 120 square foot. Pristine white units are offset by dark wood worktops that complement the engineered flooring underfoot.

You're on a quiet turning handy for everything that both Leyton and Leytonstone have to offer. A short stroll away is Leyton's wining and dining destination of Francis Road. The Central Line

from Leyton takes you to Liverpool Street in under fifteen minutes. The Queen Elizabeth Olympic Park is just a mile and a half down the road, its multitude of 2012 legacy delights ready and waiting to be explored.

**WHAT ELSE?**

- If you feel in need of a proper blast of fresh air, the grand expanses of Wanstead Flats are a ten minute walk away.
- There's a long lease on the property to give you peace of mind.
- Your new local is The Leyton Star, with a fantastic range of craft beers and a great menu.



**A WORD FROM THE OWNER...**

"We have absolutely adored our time in this flat. It was our first home together, and where we lived when we got engaged, and when we got married. We spent most of our time in the cafes and shops along the nearby Francis Road, or in one of the many excellent local pubs; we particularly enjoyed the Leyton Star and the Northcote Arms, but we really were spoilt for choice!

The local parks are amazing green spaces - starting with Cathall Park right beneath the balcony - from which we loved to sit and watch the world go by - over to Wanstead Flats, which are great for walking the dog or getting out for a run. The thing we'll miss the most is the sense of community and family in the local area (jumble trails, farmer markets and all kinds of events) but particularly in the building, where we have made friends for life on each floor."

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