



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		76	82
		EU Directive 2002/91/EC	

QUEENS ROAD, LEYTONSTONE

Offers In Excess Of £1,625,000 Freehold

6 Bed House



Features:

- Architecturally Designed by Shacklewell Architects
- Beautifully Curated Family Home
- Seamless Blend of Modern and Period Features
- Large Proportions Throughout
- Designed to Create a Wealth of Light and Space
- Bespoke Carpentry and High End Fittings Throughout
- Poured Concrete Floor to the Kitchen/Doner With Underfloor Heating
- Summerhouse and Tanked Cellar
- Off Street Parking
- Upper Leytonstone Location

After a total renovation by the current owners, this outstanding, immaculately presented six bedroom home is bursting with style, light and high quality, bespoke designer features. There's also a beautifully landscaped garden and studio.

You'll be through to the heart of London in just twenty three minutes door to door, with Leytonstone station just a short stroll away for fast Central line connections to Stratford, Liverpool Street and Oxford Circus.

REQUEST A VIEWING
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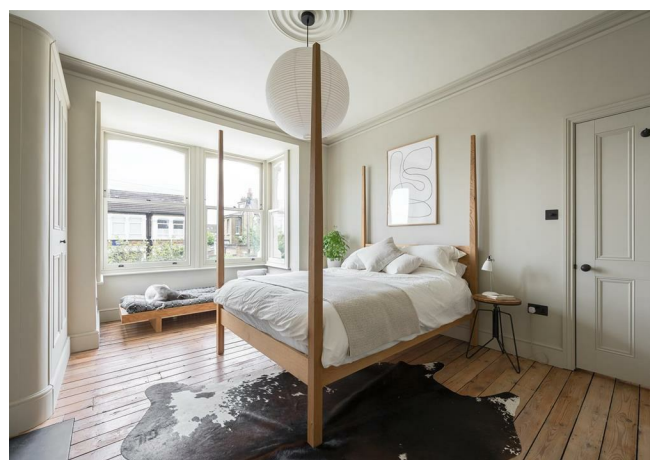
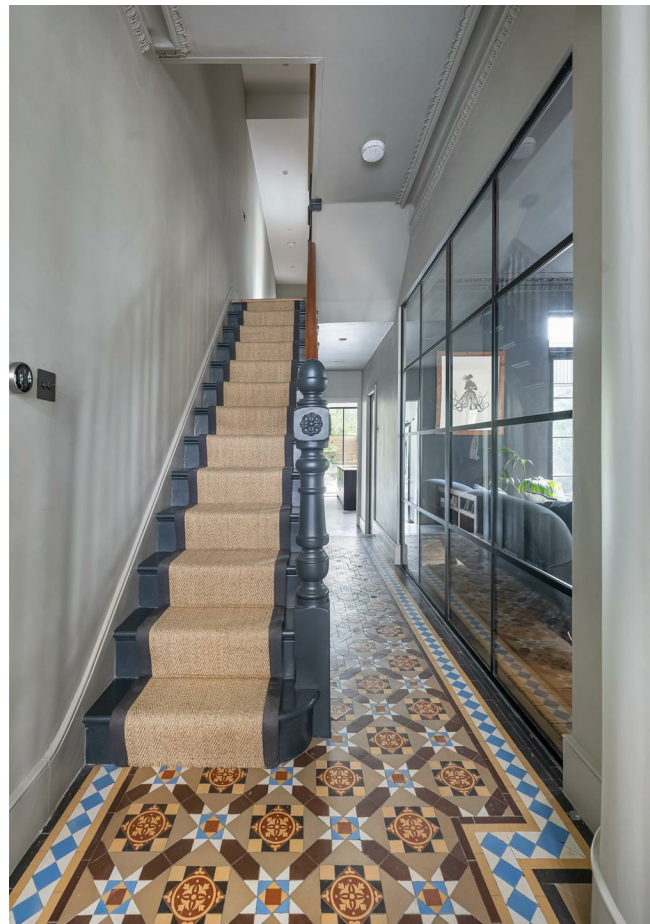
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IF YOU LIVED HERE...

You'll enter your home either through the smart arched front door or the gate leading to your sheltered side patio and garden. Out here, you'll find slate grey paving and direct access to your reception, kitchen and dining areas. Following the garden round to the rear there's more smoky grey patio, lush green foliage and a sizeable garden studio, currently in use as a carpentry workshop. Inside you'll find your immense, 470 square foot kitchen and diner, where a snug window seat overlooks the garden and a huge glazed archway bathes the whole space in natural light. Custom made cabinets surround sleek integrated appliances and underfloor heating keeps things cosy.

Through in your hallway there's a handy ground floor WC and stairs down to your tanked cellar, before you arrive in your impressive open plan reception room. In here lovingly restored timber flooring, vintage mantel and period features blend seamlessly with modern pendulum lighting and contrasting paintwork, artfully separating the two social spaces. A bright bay window lets light flow in from the front and a glass panelled wall and patio doors add more natural light to the rear. Upstairs, there's a unique study room featuring a cork panelled wall, and two generous double bedrooms, one with dual aspect windows and garden views.

Your principal sleeper has another large, bright bay window, custom made double wardrobes and more of that gorgeous original timber flooring. The classic yet modern style continues in your family bathroom, with a freestanding, clawfoot, double ended tub and a separate stroll in rainfall shower. Next door you'll find a convenient utility

room with more sleek, purpose built cabinets. Up on the third floor you'll step into your fourth elegant double bedroom and next door there's a cleverly arranged dressing room with flawless custom made storage space. The real masterpiece is the triple skylit en suite wet room with overhead rainfall shower and a freestanding tub with stratospheric views.

The vibrant independent shops and restaurants along High Road Leytonstone are only ten minutes away on foot. Refill your organic food and craft ale containers at Stone Mini Market or take the family to dine out at the fun, colourful and delicious Mexican restaurant, Homies on Donkeys. For date night we'd recommend walking ten minutes in the opposite direction, towards Leyton Midland Road, and treating yourselves to the slow smoked delicacies at Burnt or the Peruvian Japanese fusion plates at Bamboo-Mat. Gravity Well Taproom is also just around the corner for post or pre-dinner drinks.

WHAT ELSE?

- There's no shortage of excellent schools in your local area. Within a mile of your home there are sixteen primary and secondary schools that have been rated as 'Outstanding' or 'Good' by Ofsted.
- It's just a fifteen minute stroll to much loved Abbots Park, where you'll find a great children's play area and public tennis courts.
- Your new local will be The Heathcote and Star on Grove Green Road, a family friendly gastropub running regular comedy and music events, and with the biggest beer garden in Leytonstone.



A WORD FROM THE OWNER...

"We have been in Leytonstone for 10 years and have enjoyed watching the area develop over that time. Knowing we wanted to stay in the area we moved only 1/2 a mile from our previous home to Queens Road 4 years ago. It offers the perfect blend of local amenities and community with an easy commute into town. The tube is less than 5 minutes from our door and we can be at Stratford in 10mins or Liverpool St in 20 mins when we need to be in the office.

Queens Road is ideally situated to walk our whippet, Blue, in the green spaces of Bushwood or Hollow Ponds. We often use that as an excuse grab a drink or Sunday lunch at the excellent Hitchcock Hotel opposite.

For an evening out we're walking distance to Walthamstow Village, Wanstead Highstreet, Leytonstone and 2-3 sets of arches with hipster bars/restaurants. Our local favourites that have popped up whilst we've been here include Fillybrook, Burnt, Arch Deli, Homies on Donkeys, Mum Loves Thai and Gravity Well Tap Room.

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Reception
12'10" x 16'11"

Reception
12'0" x 13'2"

Kitchen/Diner
22'3" x 20'11"

Bedroom
12'2" x 16'11"

Bedroom
12'2" x 16'11"

Bedroom
12'2" x 13'3"

Bedroom
10'7" x 9'10"

Bedroom
11'8" x 13'10"

Bathroom
7'5" x 10'0"

Dressing Room
9'8" x 8'7"

Ensuite
17'6" x 13'10"

Cellar
17'2" x 12'7"

Study
5'2" x 9'9"

Utility



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