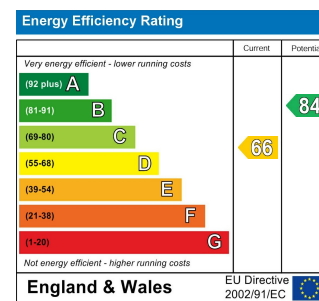
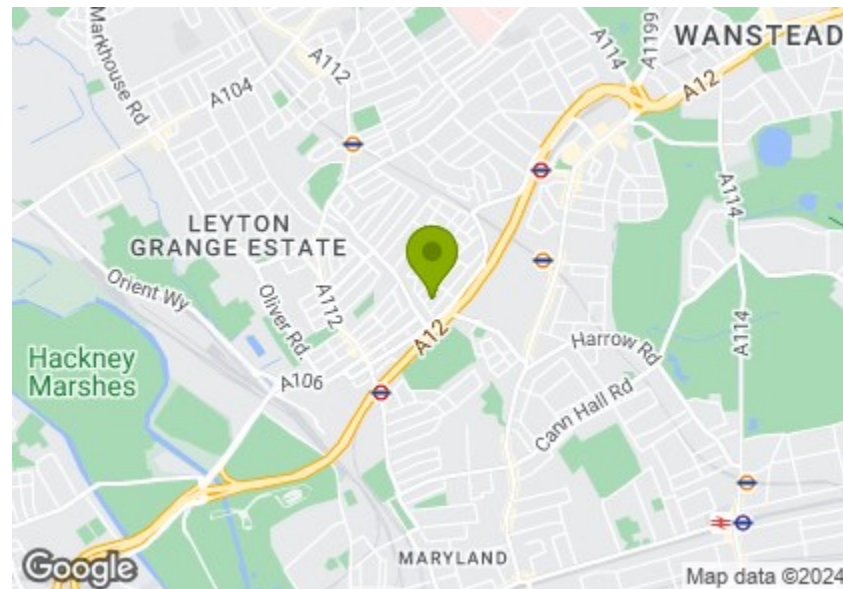




Total Area (Excluding Garden Studio): 99.6 m² ... 1073 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



PEARCROFT ROAD, LEYTONSTONE

Offers In Excess Of £735,000 Freehold 3 Bed House - Terraced



Features:

- Three Bedroom Victorian Terrace
- Private South Facing Garden
- Garden Studio
- First Floor Modern Bathroom
- Potential To Extend STPP
- Close to Francis Road
- A Short Walk to Leyton and Leytonstone Station

An artfully appointed three bedroom Victorian terrace, all clean lines and sleek contemporary touches. Extended across three storeys, you also have a substantial studio in the private rear garden. And coveted Francis Road is on your doorstep.

Currently in use as a superb home office/gym combo, your garden studio lends itself to all manner of uses. 110 square feet, dual aspect and fully powered, it's a superbly flexible space.

REQUEST A VIEWING
0203 397 2222

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

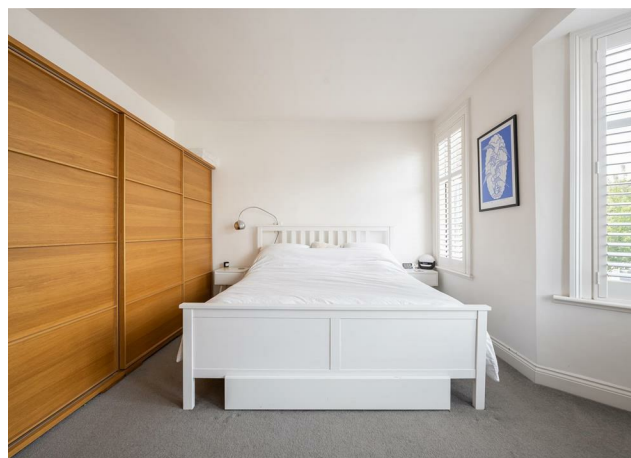
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

First stop will be your stately 150 square foot front lounge, finished in royal blue with engineered hardwood underfoot and pristine white bistro shutters on the bay window. A dark vintage hearth takes centre stage. Next door your spacious kitchen/diner features hexagonal tilework underfoot, white metro tiled splashbacks and flanks of smart white cabinetry. There's also a handy pantry.

Step out from here for your garden, a nice mix of patio and slate, with thriving greenery and of course that spacious studio. Back inside, and up the timeless timber staircase, your family bathroom's a soothing, boutique affair in smoky grey and peach, with freestanding tub plus walk in rainfall shower cubicle. Your principal bedroom's an impressive 180 square feet, with bespoke timber wardrobes. Bedroom two is a generous single, while your skylit and substantial 200 square foot loft room completes the sleeping arrangements in style.

Outside and, as noted, Leyton's foodie destination of Francis Road is just three minutes away at the end of your street. Here you'll find a range of independent cafes and coffee spots, plus vinyl specialists Dreamhouse records and purveyors of fine vintages, Yardarm Wines. Whenever you need to venture further afield, Leyton tube station is just half a mile on foot for speedy, direct connections to the City and West End via the Central line.

WHAT ELSE?

- Your new local is the much loved Northcote Arms, just around the corner. With fine food and drink, a great beer garden and regular events including their trademark Music Bingo.
- You have potential to develop your loft still further as some of your neighbours have done, subject to the usual permissions, making this a home that can grow with you and yours.
- If you're looking for nature then Leyton Jubilee Park, Wanstead Flats and even the Queen Elizabeth Olympic Park are all within reach.



A WORD FROM THE OWNER...

"We felt extremely privileged to win this property back in 2021, moving from Hackney this has been the most amazing place to start a family. Our road is full of likeminded young families/professionals and our neighbours are really friendly. The street is so quiet at night which we love. The wider neighbourhood has so many pubs, the closest being The Northcote (2 minute walk) that hosts lots of events, drag night (Sundays), music quiz (Thursdays) are a must, as well as their pizzas! Heathcote is a 10 minute walk and do an amazing roast! You must also check out Filly Brook for a great craft beer and food menu. We are a 10 minute walk from Leyton and also Francis Road, where we get our weekend coffees and fancy pastries. Super close to Epping Forest or Olympic Park/Hackney Wick - we do those trips regularly and love it. It's also a 15 min walk to Leyton station to get into town so very well connected if you work in the city."

REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception
11'10" x 14'1"

Kitchen/Diner
15'2" x 11'3"

Storage

Bedroom
15'3" x 12'0"

Bathroom
8'3" x 9'1"

Bedroom
6'8" x 9'1"

Storage

Bedroom
15'3" x 14'9"

Storage

Garden

Garden Studio
10'8" x 10'10"



REQUEST A VIEWING
0203 397 2222

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM