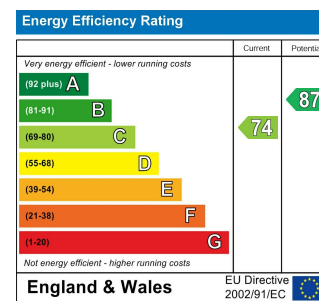
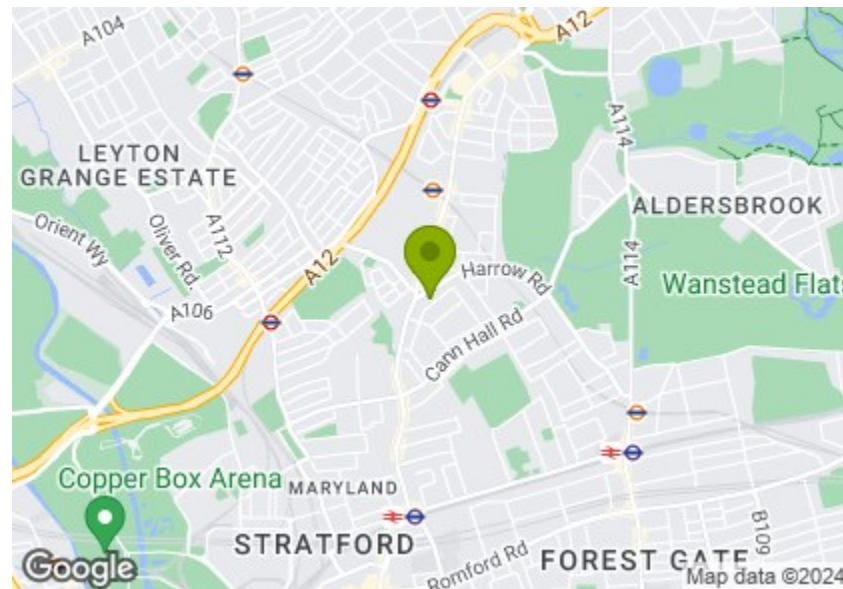




Total Area: 118.3m<sup>2</sup> ... 1273 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



## NAPIER ROAD, LEYTONSTONE

### Offers In Excess Of £725,000 Freehold

### 5 Bed House



#### Features:

- Victorian Terrace House
- Freehold
- Chain Free
- Five Bedrooms
- Extended Kitchen
- Two Bathrooms
- Close to Wanstead Flats
- Converted Loft

A stylish, immaculately presented, two bathroom, five bedroom Victorian home. Close to Maryland and Leyton stations, with the greenery of Wanstead Flats just moments away, you have a fine choice of amenities and hotspots at your fingertips.

From Maryland station you can take the rapid Elizabeth line through to Liverpool Street in only eleven minutes. Or, from Leyton station, you'll find direct Central line services to Stratford, Liverpool Street and Tottenham Court Road.

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0203 397 2222

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0203 369 6444

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0203 397 9797

**E18 & IG8**  
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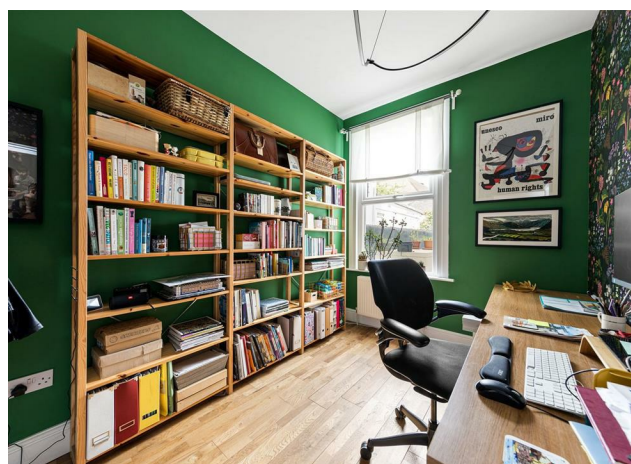
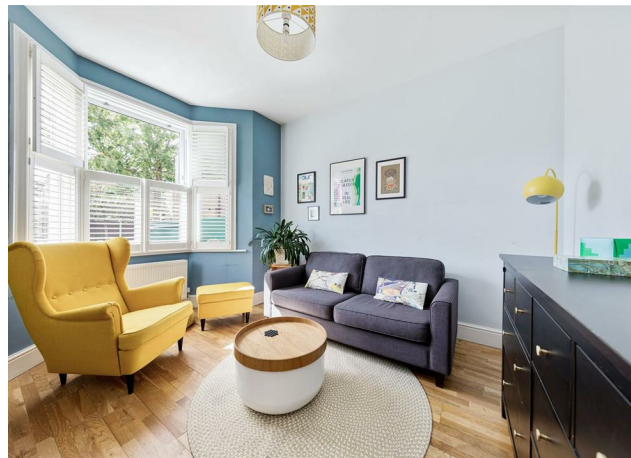
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IF YOU LIVED HERE...

Your first reception room sets an impeccable standard, with a bright bistro shuttered bay window and blonde engineered hardwood flooring leading into your hallway and second reception. Currently in use as a homeworking space, in here you'll find bold statement wallpaper, forest green paintwork and garden views. Continuing through to your 195 square foot, open plan kitchen/diner with underfloor heating, you'll find smooth timber cabinets, stainless steel integrated appliances, sleek white countertops, cabinets and splashbacks and patio doors that extend your dining area onto your large private patio. In the front and back gardens for additional bike storage/storage, there are two Asgard bike sheds available.

Upstairs, on the first floor, you have two bistro shuttered sash windows casting natural light over your 140 square foot principal bedroom. Soft plush carpet runs underfoot, flowing into your second and third bedrooms, both as tastefully decorated as the first and overlooking your garden. Also on this floor you'll find your stylish, luxurious family bathroom, with floor to ceiling white brickwork tiles, smoky grey flooring and a large stroll in shower.

Up on your second floor, you'll find a beautiful, modern loft conversion rich with accent lighting and consisting of two sizeable bedrooms and another

contemporary bathroom with a heated towel rail and shower over the tub. Your main loft bedroom has 145 square feet of floorspace, extra storage space in the eaves and two huge skylights, bathing the space in daylight and offering starry evening views.

You have two vibrant social hubs nearby. Just a half mile on foot, Winchelsea Road has taprooms, wine bars, artisan bakeries and The Can Club, where your little ones can play and explore while you take a moment to relax. Even closer to home is High Road Leytonstone, with the welcoming atmosphere and craft beers at Mammoth Tap, to the colourful Mexican delicacies at Homies on Donkeys. To get out into nature you only have to walk eight minutes to Wanstead Flats, where you can join the parkrun each Saturday.

WHAT ELSE?

- Your new local will be the family friendly Leytonstone Tavern on Harrow Road, where you'll find a mouth watering, sustainably sourced menu and some of the best craft beers and ciders around.

- You'll be spoilt for choice when it comes to local schools. Eighteen primary and secondary schools, within a mile of your home, have been rated 'Outstanding' or 'Good' by Ofsted.

- Just a six minute stroll from your door, you'll find Cascais Deli, where you can get a real authentic taste of speciality Portuguese coffee and sweet treats.



A WORD FROM THE OWNER...

"We have loved our time at Napier Road. Over the last eleven years there's been so many great local businesses opening nearby that offer more space for our community to grow, all within a ten minute walk from the pubs, cafes in the parks, great independent food places on the High St, TFC superstore that has everything, the farmers market, the local Park Run. Wanstead Flats is a real refuge for experiencing nature. And slightly further to the Olympic Park, the new East Bank development has meant that we've got Olympic-standard sporting facilities next to the new V&A, BBC, and fantastic shops and restaurants, hotels that have grown up around there, within a 25 minute walk. The Elizabeth Line from Maryland takes you to the heart of Soho in 20 minutes, Heathrow in 70. The train from Stratford International gets you to Kings Cross in 7 minutes. We really think this is the best location to live in London, it's so well connected for everything you might like. Best of all is the immediate neighbourhood; it's a really great, family-friendly community of neighbours that all helped each other during the 2020 lockdown. It's a wonderful place to call home."

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**Reception Room**  
12'5" x 10'9"

**Reception Room**  
11'3" x 7'10"

**Kitchen / Diner**  
22'2" x 8'7"

**Bedroom**  
14'0" x 10'10"

**Bedroom**  
10'10" x 8'5"



**Bedroom**  
8'5" x 7'6"

**Bedroom**  
13'10" x 11'3"

**Bedroom**  
9'8" x 7'11"

**Garden**  
22'11"



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