



Kitchen/Reception Room
13'9" x 23'9"

Bedroom
8'6" x 13'1"

Bedroom
8'11" x 11'8"

Ensuite
7'1" x 6'6"

Bathroom
7'0" x 6'5"

Second Floor

Total Area: 67.6 m² ... 728 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	



HIGH ROAD LEYTONSTONE, LEYTONSTONE Offers In Excess Of £375,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Second Floor
- Two Bathrooms
- Two Double Bedrooms
- Large Communal Garden
- Car Parking Space
- Close To Leytonstone Station
- Short Walk To Wanstead Flats

A stylish, purpose built two double bedroom, two bathroom second floor apartment, located in vibrant central Leytonstone. You're sat among large communal gardens, with dedicated underground parking and Wanstead Flats just moments away.

A seven minute stroll from your front door brings you to Leytonstone tube station, for rapid Central line trains to Liverpool Street and a door to door commute just twenty two minutes.

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IF YOU LIVED HERE...

Your enormous, 300 square foot, open plan kitchen and living room is a bright welcoming space and the sociable heart of your home. Natural light pours in from the large patio doors and Juliet balcony, overlooking the large communal gardens, and smooth engineered hardwood runs throughout. Your kitchen area is decked out in flawless oak style cabinets, dark granite counter tops and an integrated stainless steel chef's oven, matching splashback and extractor hood.

Your first bathroom sits just across the hall and is a smart, classic affair, with a modern white suite, chrome fixtures and fittings and a shower over the tub. In your handsome principal bedroom, you'll find pale engineered flooring, a large custom made wardrobe and a second en suite bathroom. As smart and tastefully decorated as the first, with a spacious stroll in shower. Your second double bedroom has more of that smooth hardwood flooring and communal garden views.

Outside, you're perfectly situated for making the most of all High Road Leytonstone's nightlife and amenities, from the much loved purveyors of fine

tacos, Homies On Donkeys,. To the statuesque Red Lion Public House, Hotel and Ballroom. To get out into nature, it's only a five minute stroll to Wanstead Flats and an impressive network of footpaths to explore. Leytonstone High Road station is also just five minutes away on foot, where you'll find direct overground services to other nearby social hotspots, including Walthamstow Queen's Road and Blackhorse Road.

WHAT ELSE?

- Your new local will be Mammoth Tap, a friendly independent microbrewery and taproom, just moments from your front door. They also host regular DJ events and showcase street food vendors.?- As noted, you have private parking, a gold dust London addition. Drivers can be on the North Circular in around ten minutes.

- Well worth the ten minute stroll, Leytonstone Tavern is quickly building a reputation for the best burgers, tacos and Sunday roasts in town, as well as offering a great selection of craft beers and ciders.



A WORD FROM THE OWNER...

"We love the location of our flat. It's perfectly located. It's walking distance to both the underground and over ground (when the tubes not working!). We can walk to the local shops, cafés, bars and restaurants. We often go the park and forest for a bike ride and picnic with our daughter. She also loves the library - all of this is just on your doorstep.

Although there is just three of us, two bathrooms in the flat came in handy more often than you think. We love how sunshine floods the flat in the living and bedrooms."

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