



Reception
10'2" x 13'3"

Kitchen/Diner
8'6" x 10'11"

Bedroom
13'11" x 11'0"

Bedroom
8'6" x 10'11"

Loft Room
13'10" x 10'6"

Bathroom
6'8" x 9'2"

Eaves Storage

Eaves Storage

Total Area (Excluding Loft Room): 64.9 m² ... 699 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.



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		73	79
		EU Directive 2002/91/EC	



LYTTON ROAD, LEYTONSTONE

Offers In Excess Of £525,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Conversion
- Split Level
- Freehold
- Original Features
- Front Garden
- Sought After Upper Leytonstone Location
- Short Walk To Leytonstone Station
- Close To Hollow Ponds

A charming and elegantly presented two bedroom, split level Victorian conversion with a spacious loft room and original features throughout. You're sat on a quiet, residential street, among the vibrant surroundings of upper Leytonstone.

Leytonstone tube is just a half mile on foot for the Central line, getting you straight to the City in fourteen minutes and Oxford Circus in twenty four.

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

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0203 397 2222



IF YOU LIVED HERE...

As you step through your front door, you'll be greeted by a spacious, 140 square foot reception to your left. This elegant introduction is enhanced by a suite of pristine period features, including a bright bay window, ornate crown moulding, and rich hardwood flooring. Your kitchen is timeless and bright, featuring light yellow walls, beige floor tiles, a colourful tiled backsplash, and natural wood cabinets. The large family bathroom completes your ground floor with a large tub and shower, mosaic tiling, and grey flooring.

Upstairs, the first floor is entirely given over to a pair of bedrooms, the larger finished in soft baby blue tones with vintage floral wallpaper complemented by twin windows flooding the room with natural light. Two built in wardrobes offer ample storage space. The smaller sleeper, finished in light pink, features a large mirrored wardrobe. Finally, your converted loft is a thoughtfully crafted space with unique open shelving and double flanks of eaves storage. Ideal for use as an additional bedroom or

a quiet office space.

You're smartly situated near a wide variety of local Leytonstone favourites, such as Out of the Woods cafe, a lovely and stylish spot for coffee or brunch, just a three minute walk away, and the lush oasis of Epping Forest and Hollow Ponds, only a ten minute stroll. Leytonstone High Road is also nearby, for all your day to day amenities, buzzing restaurants such as the Neapolitan pizzeria Bocca Bocca, and your new local, the Red Lion, all within a fifteen minute walk.

WHAT ELSE?

- Parents will be happy to know that there are five primary schools rated 'Outstanding' by Ofsted within a one mile radius of your home.
- You're also around an eighteen minute walk away from Leyton High Road and beloved spots like Gravity Well Taproom.
- Keep fit and mindful at the community oriented Yoga studio, Yoga In The Stars, a seventeen minute walk away.



A WORD FROM THE OWNER...

"Lytton road has the best of both worlds, it is a beautiful quiet street surrounded by Epping Forest on the one hand with wonderful walks to Hollow pond, Wanstead and Snaresbrook and deep into the forest but on the other, it is close enough to the great amenities of a high street including great places for brunch, coffee and restaurants in the area.

For those interested in health and fitness, Pause and Fitness Hub are nearby and there are also classes on your doorstep for local residents such as yoga, circuits and cinema at the St Andrews church and the school nearby. There is a real neighbourhood spirit in the area but equally you can be enjoying the arts, culture and nightlife of central London in less than 20 minutes. It really has been my bit of an oasis in east London."

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