

Fifth Floor

Total Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

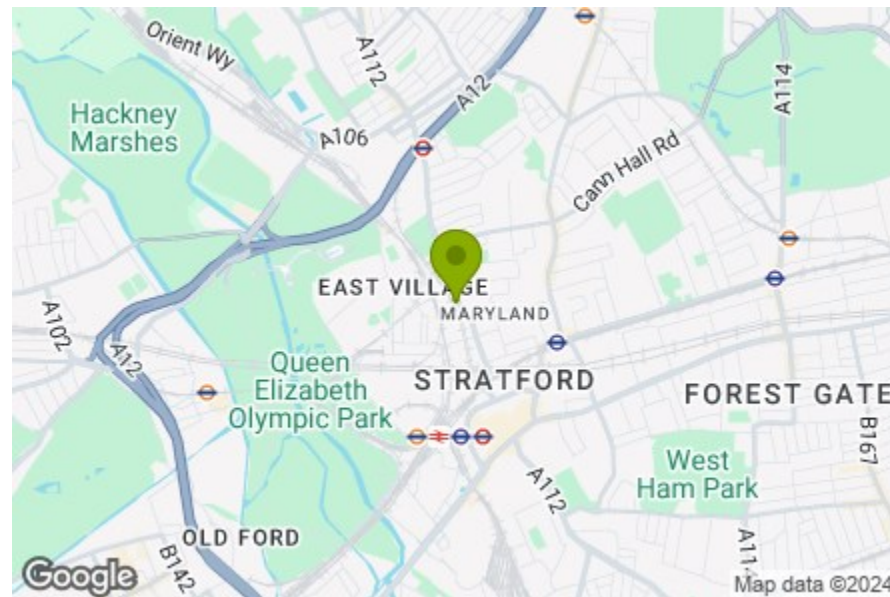
Kitchen/ Reception Room  
22'8" x 16'1"

Balcony  
6'8" x 7'1"

Bedroom  
14'2" x 8'11"

Bedroom  
13'5" x 11'9"

Bathroom  
6'8" x 7'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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		EU Directive 2002/91/EC	



## LEYTON ROAD, STRATFORD

Offers In Excess Of £565,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Large Open Plan Reception
- High End Finish Throughout
- Built in Wardrobes
- Private Balcony
- Secure Off Street Parking Space
- Secure Cycle Storage
- Close to Stratford International Station
- Moments to the Olympic Park
- Chain Free

A sleek, bright, boutique two bedroom balcony apartment, with skyline views, on the fifth floor of a modern designer development. You're perfectly placed just a short stroll from the heart of Stratford and the Queen Elizabeth Olympic Park.

Your new development comes with secure parking and cycle storage. Drivers can be on the North Circular in around ten minutes, while cyclists can take advantage of Stratford's growing network of protected cycle paths to speed seamlessly all the way to the City.

REQUEST A VIEWING  
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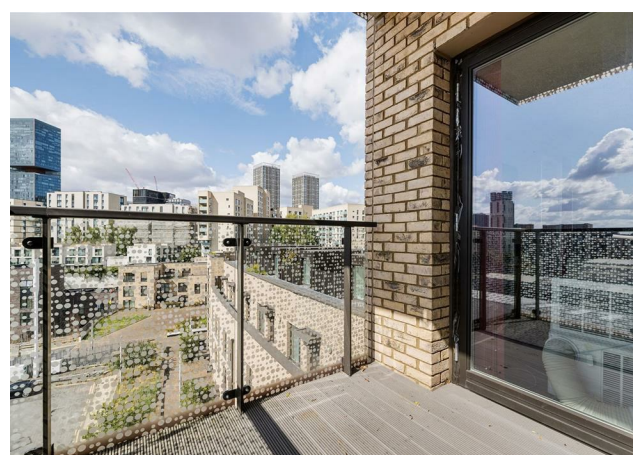
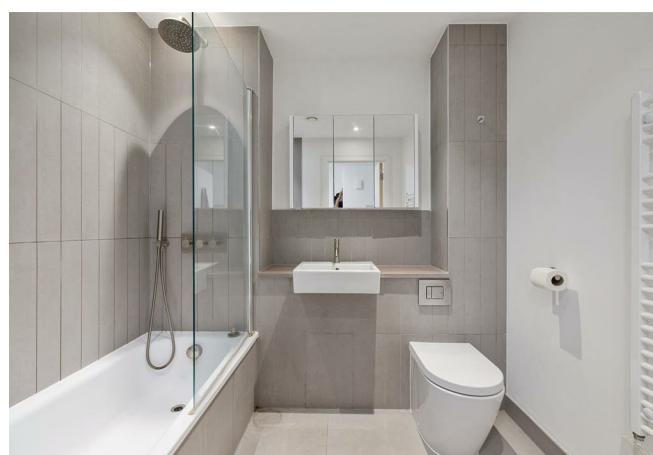
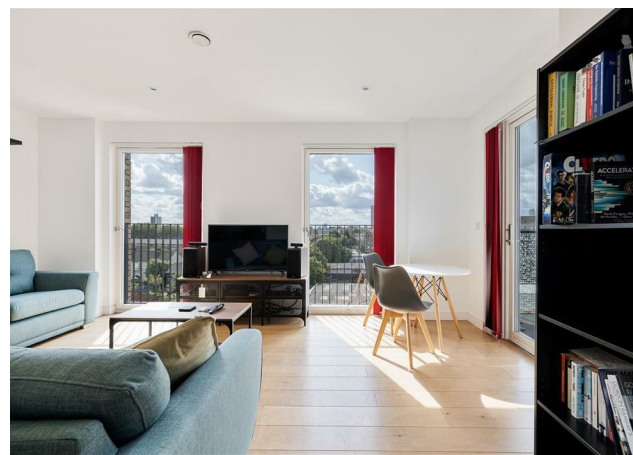
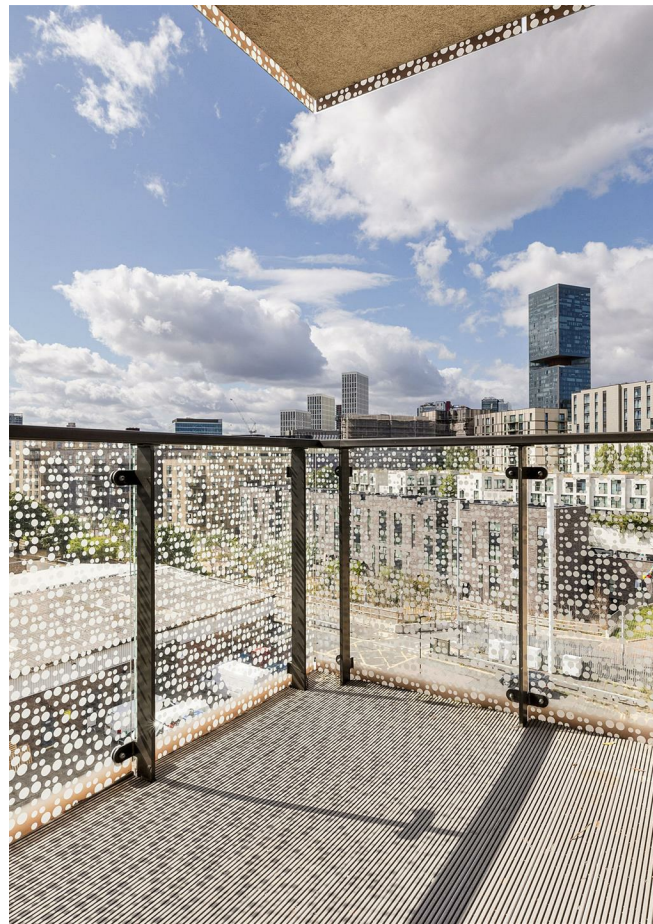
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#### IF YOU LIVED HERE

Your hallway's wide and welcoming, with plenty of extra storage and incidental space, both welcome essentials for London apartment living. Immediately on your right is the family bathroom, tiled from top to toe in smokey grey, with oversized vanity mirror and rainfall shower over the tub. Both bedrooms are substantial doubles with integrated storage and floor to ceiling windows for floods of natural light.

Elsewhere your 350 square foot, open plan kitchen and reception is the dazzling heart of your new home. Dual aspect between twin floor to ceiling windows and your South facing balcony, natural light pours in from both sides as blonde engineered hardwood runs underfoot. Artfully divided by a breakfast bar, your kitchen area's home to a smart suite of pale grey cabinets, sleek complementary countertops and metro tiled splashback.

Outside and you have Stratford at your fingertips. East Village, the former Olympic Athlete's Village now reimagined as 'London's

Coolest Postcode', is home to a huge array of independent bars, restaurants and pop ups, all just five minutes from your gates. The Queen Elizabeth Olympic Park itself is just a little further, just ten minutes' walk for world class sports facilities, famous landmarks and endless open green space to explore, run, jog or stroll through.

#### WHAT ELSE?

- Stratford station is just a half mile on foot, for the Central and Jubilee tube lines, Docklands Light Railway, London Overground and Elizabeth line. All the Capital's right on your doorstep here.
- Your balcony offers you the perfect morning coffee spot as well as a city skyline views to the South and West.
- Don't forget Westfield Stratford City. This world famous shopping and leisure mecca is just a short walk away, for all the retail therapy you could ever need under one massive roof.



#### A WORD FROM THE OWNER.....

"Welcome to what could soon be your new home! It's been a true pleasure for us to live here, and we're excited to share this special place with you. This property has been more than just a house; it's been a home filled joy, comfort, and countless memories. We grew our family here, the friendly neighbours, the peaceful surroundings, and the sense of community have made our time here truly wonderful. The property benefits from having great schools, parks, doctors, dentists, public transport, shopping and entertainment within walking distance. We hope that you, too, will experience the same joy and happiness that we have found within these walls."

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