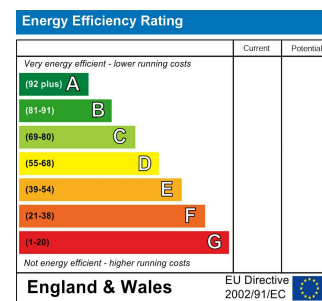




Total Area: 73.9 m² ... 795 ft² (excluding cellar)
All measurements are approximate and for display purposes only



HAINAULT ROAD, LEYTONSTONE

Offers In Excess Of £525,000 Leasehold 2 Bed Apartment



Features:

- Ground Floor Period Conversion
- Beautiful Private Rear Garden
- Two Double Bedrooms
- Built In Wardrobes
- Eat In Kitchen
- Bay Fronted Reception with Feature Fireplace
- Moments to Leyton Midland Station
- Close to Leytonstone Tube

A sublimely stylish two bedroom apartment, artfully arranged for modern luxurious living over the ground floor of a beautiful brick fronted Victorian terrace. With a gorgeous green private garden. A tranquil sanctuary in the heart of Leytonstone.

You're perfectly placed on a serene street, close to excellent transport links, outstanding schools and an easy walk from the vibrant independent boutiques, artisan delis and brunch spots of Francis Road.

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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

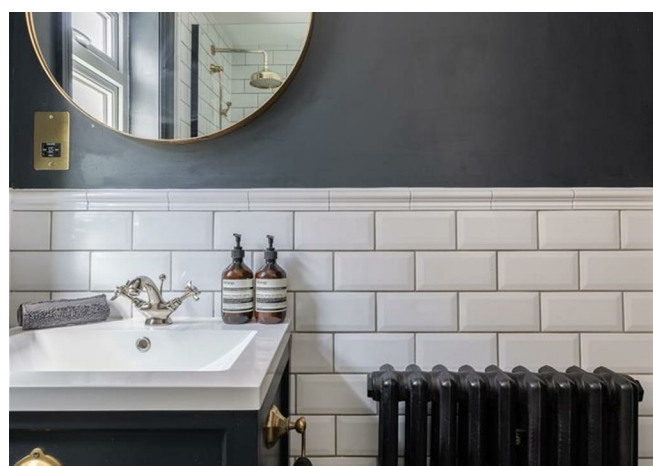
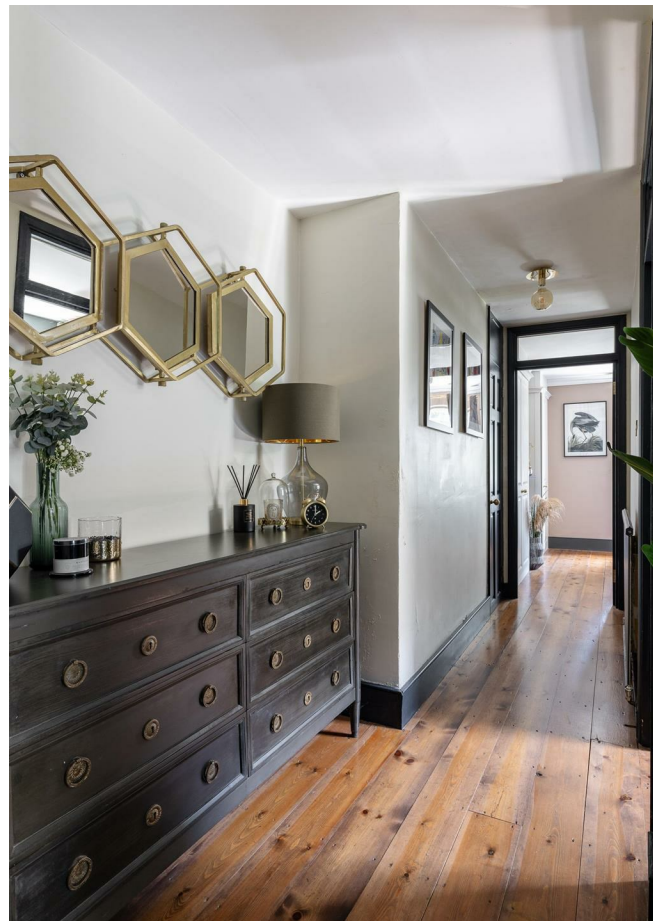
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IF YOU LIVED HERE...

You'll be instantly impressed with your beautiful brick fronted exterior, peppered with vintage touches. Inside, your 150 square foot deep indigo reception room features vintage bay windows with bistro shutters, and a black cast iron stove sits in your feature fireplace. Richly restored floorboards roll out underfoot leading you through your airy hall and give way to deep indigo hardwood in your kitchen/diner. Here luxurious letterbox splashbacks and varnished oak worktops sit atop stylish sapphire toned cabinets, all finished with gorgeous gold toned fixtures. On a sunny day you could throw open the patio door and dine al fresco, surrounded by a stretch of verdant lush grass, established pretty plants and two pristine patio areas to host BBQs on balmy eves.

Head back inside and your bathroom's tiled in more dazzling white letterboxes, giving way to sumptuous Farrow and Ball Railings walls. Handsome monochrome tilework runs underfoot and there's a dreamily deep clawfoot tub, with an overhead rainfall shower. Elsewhere, your first double bedroom is a 120 square foot, with plenty of built in storage and a vintage cast iron feature fireplace. More handsome hardwood flooring flows underfoot and ornate corning highlights the high ceilings. Bedroom two is stylishly sage

green and has a fabulous vintage inspired feature wall. A fine home office or impressive guest or child's bedroom.

Outside, you're just a six minute stroll to Leyton Midland Road overground, from here a two stop hop delivers you to the Victoria line at Blackhorse Road. You can also grab your morning coffee from the artisan coffee experts at Perky Blenders, under the restored railway arches. Or meet for drinks at Gravity Well Taproom and grab some mouthwatering BBQ at Burnt Smokehouse. You also have the exciting array of independent shopping and dining options of Francis Road to discover, just a twelve minute walk from your door.

WHAT ELSE?

- Leytonstone Underground Station and the speedy Central Line is fourteen minutes away on foot or an easy five minute cycle.
- Explore Francis Road for gems like Yardarm, a deli by day and cosy and atmospheric wine bar by night or Dreamhouse Records, a must for vinyl lovers.
- Just a nine minute walk away is the Filly Brook, serving up mouthwatering Middle Eastern dishes, an extensive craft beer menu and live music.



WORD FROM THE OWNER...

"We have absolutely loved our time at Hainault Road. When we bought the property in 2019 we set about restoring its unique Victorian charm - installing a new bathroom, kitchen features, fitted wardrobes and fireplace in the master bedroom and redecorating throughout. The high ceilings and dramatic Victorian sash windows bring in beautiful light to the living room. We've enjoyed many a cosy night with the log burner roaring and the leafy front garden creates a real sense of seclusion from the bustle of the city. We feel very privileged to have such a vast rear garden space which is rare in London and being able to enjoy the sun from late morning to early evening makes it a perfect space to entertain family and friends - particularly with the recently fitted outdoor kitchen area! The location takes some beating, having the central line and overground within 10 minutes walking distance makes getting around London a breeze and with so much green space around such as Hollow Ponds and Wanstead Flats, it has been ideal for morning strolls with our dog. There is a great sense of of community in Leytonstone that has seen local businesses thrive - whether it is grabbing a delicious brew from Perky Blenders, imbibing some of the best craft beer in the country from Gravity Well or enjoying music and mediterranean delights at local institution, Filly Brook, it is all on the doorstep. We fully intend on staying in the area and highly recommend it as a place to live!"

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Reception Room

11'6" x 13'5"

Kitchen/Diner

11'9" x 12'10"

Bathroom

5'4" x 6'5"

Bedroom

7'0" x 10'0"

Bedroom

12'2" x 9'10"

Cellar

Garden

approx. 55'9"



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