

Kitchen/Diner/Reception Room
16'8" x 18'3"

Bedroom
12'2" x 8'11"

Bedroom
11'2" x 10'6"

Ensuite
4'11" x 9'11"

Bathroom
7'0" x 6'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LEMNA ROAD, LEYTONSTONE

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment



Features:

- Stylish Two Bedroom Flat
- First Floor
- Two Bathrooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- High Ceilings
- Secure Parking
- Bike Storage
- 1950's Character Building
- Moments To Leytonstone Station

An exceptional two bedroom apartment on the first floor of a 1950s character building, moments from Leytonstone station. Stylishly refurbished to a very high standard throughout, with the nine foot ceilings of the period and lots of extra features.

This handsome 1950s brick building has been brought beautifully into the twenty first century. Features include elevator access, no party walls, secure bike storage and private parking, with the car park particularly easily accessible.

REQUEST A VIEWING
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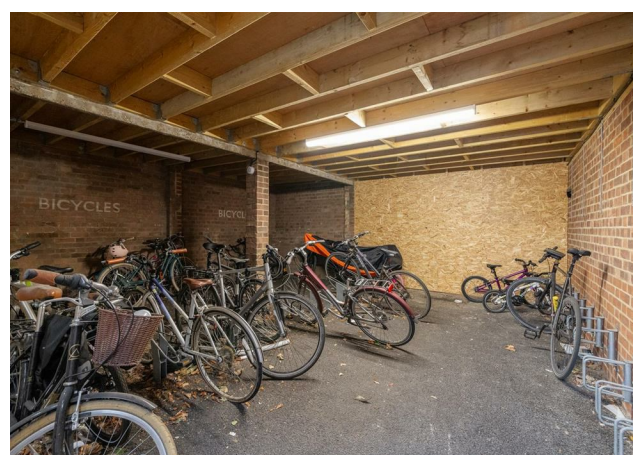
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IF YOU LIVED HERE...

Head up to the first floor and open your front door to find your hallway, with engineered flooring underfoot and plentiful storage. The first door on your left opens onto your principal bedroom, with moss green feature walls and tall double window. Your en suite has walk in cubicle shower, mirror cabinet, and concealed cistern WC. Bedroom two is another good sized double, with feature orange walls.

Opposite is your fully tiled bathroom, with rainfall shower over the tub, and clever recessed shelf over the sink. Then you'll come to your superb kitchen reception, a large and versatile space, dual aspect with two sets of twin windows it's all artfully flooded with natural light. Sleek dove grey units occupy one corner, and an island smartly divides your kitchen from the rest of the space.

You'll be in the heart of the welcoming urban village of Leytonstone. Leytonstone Underground is almost on your doorstep, taking you to Liverpool Street in fifteen minutes. It's

also just two stops to the ultrafast Elizabeth Line, for a further range of speedy connections. Three supermarkets are a short stroll away, and you're just five minutes on foot from the grand green spaces of Bushwood and the endlessly explorable waterways of Hollow Ponds.

WHAT ELSE?

- Your new local is The North Star, a hidden gem of a CAMRA approved community pub that transports you to a country village.
- Schools rated 'Outstanding' nearby include Davies Lane Primary, Barclay Primary and Wanstead Church School.
- Connoisseurs of Mexican food will be pleased to find some of the best tacos in London moments away at Homies On Donkeys.



A WORD FROM THE OWNER...

"We bought the property as first time buyers, and have made some of the happiest memories of our lives here - First home, engaged, married, and had our first baby... but most importantly enjoyed what the incredible area has to offer. Which has really made our lives so much easier! All in 30 seconds walk of giant Tesco, the central line tube, the new Aldi & M&S, 5 pubs, dozens of restaurants (shout out Yard Sale pizza!)... and not to mention the 190 hectares of open green space in bushwood & wanstead flats less than 5 minutes walk from the flat...where we spend most of our evenings and weekends. We have seen the area develop incredibly in the last 3 years and things are only getting bigger and better to come!"

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