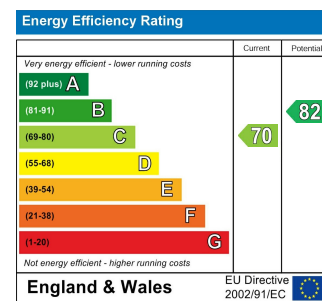
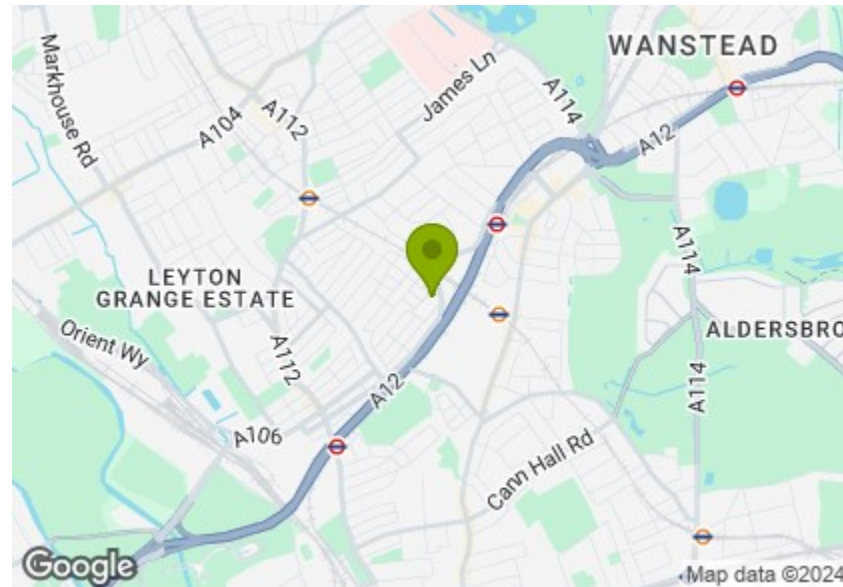




Total Area (Excluding Eaves Storage & Cellar): 144.3 m² ... 1554 ft²

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.



RHODESIA ROAD, LEYTONSTONE

Offers In Excess Of £975,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedrooms
- Open Plan Kitchen Dining Area (With Underfloor Heating)
- Stunning Corner Bi-Fold Doors
- Landscaped South/East Facing Garden
- Loft Extension with Principal Suite
- Cellar
- Close to Francis Road
- A Short Walk to Leytonstone Station

An exceptionally well crafted four bedroom family home, artfully extended and expertly developed throughout, with a wealth of sociable space, superb garden and a striking penthouse suite. You also have Leytonstone tube right on your doorstep.

Every inch of this 1500 square foot designer dream home is effortlessly camera ready, but highlights include your skylit penthouse en suite, your brilliantly bright kitchen/diner and your immaculately landscaped rear garden.

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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

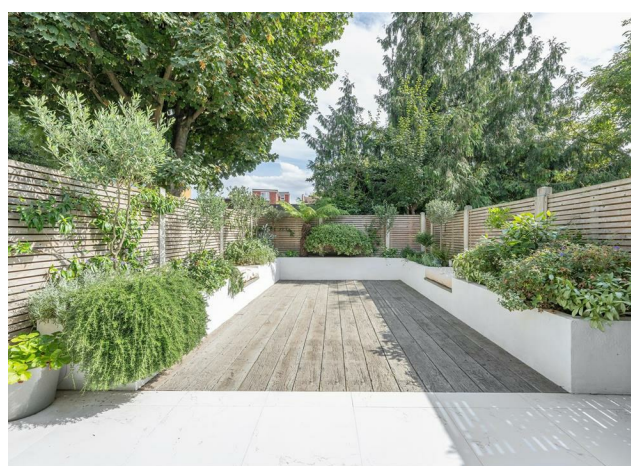
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside, and your modest hallway, handy for bags and coats, immediately gives way to your breathtaking open plan ground floor. Your through lounge alone comes in at 375 square feet, blonde hardwood floors combining with original overhead mouldings and a sleek modern wood burner to tremendous effect. To the rear your immense, dual aspect and bright kitchen/diner is more striking still.

Here twin banks of seamless white cabinetry face each other across large format cream tilework, stretching all the way to the patio doors to the rear. Chunky white worktops and a full suite of integrated appliances complete the kitchen, while your dining room basks in those twin flanks of floor to ceiling, bifolding patio doors, opening it up entirely to your garden. Out here you have an immaculate zero maintenance, impeccably finished courtyard and deck, surrounded by raised planters and bespoke timber fencing.

Upstairs your principal bedroom occupies the entire frontage, taking in that large bay window and featuring a wealth of floor to ceiling storage. Bedrooms two and three are smartly finished doubles, with their own tranquil colour schemes, while your family bathroom is a sumptuous, marbled wetroom with onyx walk in rainfall shower. Upstairs again and your penthouse suite is home to

another double bedroom, a naturally bright dedicated study and a boutique, skylit en suite with shower and freestanding tub.

Outside and, as noted, it's less than half mile on foot to Leytonstone tube station, where the Central line will whisk you to Liverpool Street in around fifteen minutes for an enviable door to door City commute of well under half an hour. Heading to the West End? Tottenham Court Road is just nine minutes further. If you're staying local then Francis Road is less than ten minutes away on foot, for a renowned range of independent cafes and coffee spots, plus other treats like Yardarm wines and Dreamhouse Records.

WHAT ELSE?

- For your new local be sure to check out the much loved Heathcote & Star, just two minutes on foot for regular events, delicious food and a great beer garden.
- On top of everything else, or rather underneath it, you have a substantial cellar, accessed from the kitchen and providing a great wealth of extra storage.
- Parents will be pleased to find four 'Outstanding' primary schools, all within an easy twenty minute walk. A further fourteen primary/secondaries are rated 'Good', and just as close.



A WORD FROM THE OWNER...

"Our family is growing and it is with a heavy heart that we must say goodbye to our beloved first house in Rhodesia Road to hop on a new adventure. This place has offered us countless memories we will cherish for a lifetime including a marriage proposal and the birth of our twins. This is a home we instantly fell in love with and which we had so much fun improving and decorating little by little. We have loved spending winter evenings curled up by the fireplace with a cup of tea, cooking with our friends and family, lovingly growing our lavenders and olives trees in the terrace and watching our babies take their first steps in the playroom. When we converted our loft, we marveled at the discovery we could see Canary Wharf from our new window. Beyond the house, we will miss our beautiful peaceful street with its green trees, our wonderful neighbours, our Sunday croissants at the Unity Cafe, the lovely pubs Heathcote & Star with its amazing Thai Food and Filly Brook with its delicious Mediterranean cuisine. We feel such a privilege to have been part of the history of this house and wish it will bring as much happiness to the new owners as it brought to us."

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Reception
15'1" x 24'11"

Kitchen
10'1" x 16'8"

Dining Room
9'10" x 9'3"

Bedroom
15'1" x 13'8"

Bedroom
9'8" x 10'9"

Bathroom
6'4" x 7'1"

Bedroom
10'1" x 12'7"

Garden
25

Cellar
4'0" x 21'9"

Study
9'6" x 12'9"

Bedroom
11'11" x 11'1"

Ensuite
13'7" x 8'11"

Eaves Storage

Garden
approx. 15'8" x 24'1"



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