

Second Floor

Total Area: 38.1 m<sup>2</sup> ... 410 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Kitchen/Reception Room  
15'0" x 11'10"

Bedroom  
10'8" x 8'10"

Bathroom  
7'1" x 6'5"

**Kitchen / Reception Room**  
4.59 x 3.63m  
15'1" x 11'11"

**Bedroom**  
3.26 x 2.70m  
10'8" x 8'10"

**Bathroom**  
2.16 x 1.98m  
7'1" x 6'6"



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



## ROBART HOUSE, LEYTONSTONE

Offers In Excess Of £335,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Second Floor
- Open Plan Kitchen And Reception
- Modern Integrated Kitchen With Matt Quartz Worktops
- Moments To Leytonstone Station
- Great Local Amenities
- Well Looked After 1950's Character Building

An immaculate one bedroom apartment on the second floor of a beautifully converted mid century building, moments from Leytonstone station. Finished to a very high standard, it's a gorgeous home that's perfectly placed for easy commuting.

Your new home sits within an attractive red brick development, given new life with great care and attention to detail all twenty minutes from Liverpool Street door to door.

REQUEST A VIEWING  
0203 397 2222

**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

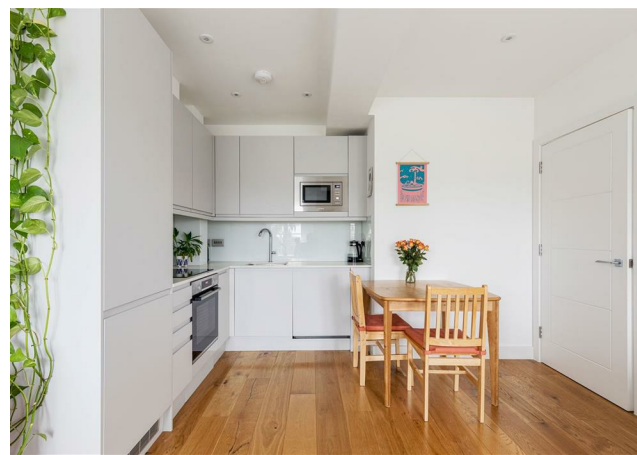
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





#### IF YOU LIVED HERE...

Step into your second floor hallway, notice the hardwood engineered flooring underfoot, and find your bathroom on your right. Setting the aesthetic tone for the apartment, it's fully tiled in elegant grey, with a modern white suite. There's an integrated chrome rainfall shower over the tub, and concealed cistern WC. Over the sink is a mirrored cabinet.

Past the built in storage in the hallway (always a welcome extra) you'll find your bedroom, with white walls and recessed lighting. Then you'll come to your open plan kitchen and reception room, with tall twin windows for maximum natural light and pleasing symmetry. Your kitchen has plenty of sleek grey units, bright white quartz worktops, an induction hob, and integrated microwave.

Barely four minutes' walk takes you to Leytonstone station, where the Central Line will take you to Stratford in five minutes or Liverpool Street in a quarter of an hour. Everything Leytonstone has to offer is on your doorstep, with a Tesco Superstore a short walk away and a great choice of independent places to eat and drink. Leyton Flats and Wanstead Flats are both close at hand too., anytime you fancy venturing out into nature.

#### WHAT ELSE?

- Your new local is The North Star, a charming village pub with a choice of Thai food or pizza.
- Taco fiends rejoice, you're just around the corner from highly rated Mexican restaurant Homies on Donkeys.
- Stroll to Hollow Ponds on a sunny day and take a boat out to fully experience this natural haven.



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

"As someone who has rented in London for over 10 years, I couldn't wait to have a space of my own, and this bright and modern flat has been a wonderful place to call home.

I've enjoyed entertaining friends and family in the sleek open plan kitchen living area.

The large windows allow for a lot of natural light and there are glorious views of the sun setting over the Leytonstone treetops.

The location of this flat is fantastic and I love spending time walking in the many nearby green spaces like the expansive Hollow Ponds and Wanstead Flats, perfect for when you're working from home and want some time away from the screen.

It is so convenient having Tesco close by, and now Aldi and M&S Food are opening up just over the road too, so there's plenty of places nearby to shop.

The underground station is less than 5 minutes walk so its easy to get into central London and back home safely at night.

You're spoilt for choice with restaurants in the area, including the delicious Italian Bocca Bocca, Homies on Donkeys for the best tacos and margaritas, and Panda for homemade dim sum - the fish and chive dumplings are my personal weakness!"

REQUEST A VIEWING  
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM