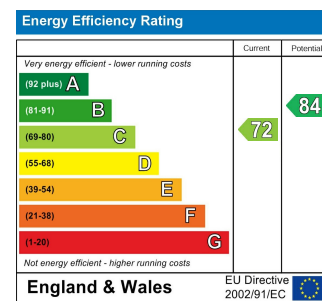
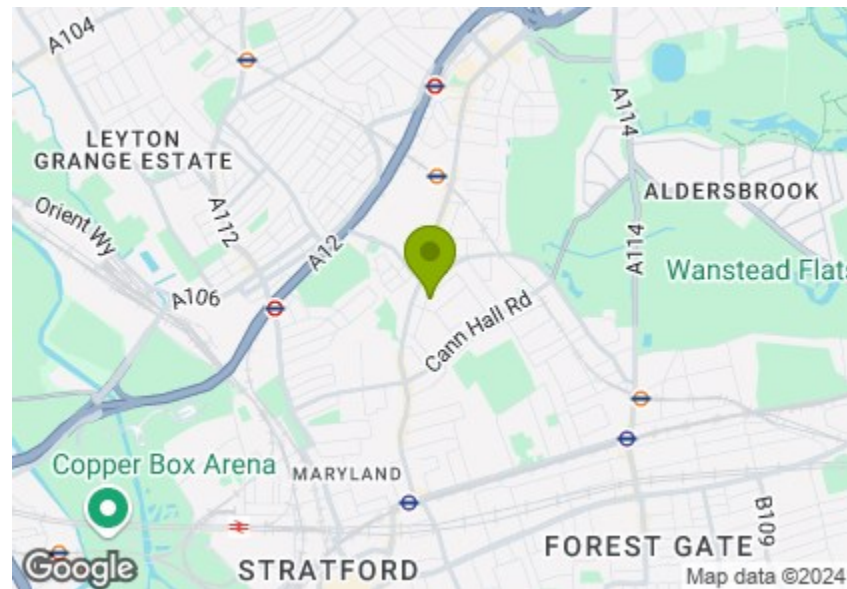


Total Area: 126.7 m² ... 1364 ft²
All measurements are approximate and for display purposes only.



NAPIER ROAD, LEYTONSTONE

Offers In Excess Of £650,000 Freehold

6 Bed House



Features:

- Six Bedroom Terrace House
- Converted Loft
- Two Bathrooms
- Bay Fronted
- Two Reception Rooms
- Close To Wanstead Flats

A substantial and smartly appointed six bedroom, dual bathroom, twin reception family home, laid out over three storeys plus a private rear garden. You're handy for nature too, with the open greenery of Wanstead Flats just a short stroll away.

Your rear garden's a generous, zero-maintenance courtyard, with a sheltered side return, all secluded by timber fencing and screening greenery. A scattering of pots and seating will work wonders out here, plus maybe a BBQ and pergola to really bring things to life.

REQUEST A VIEWING
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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

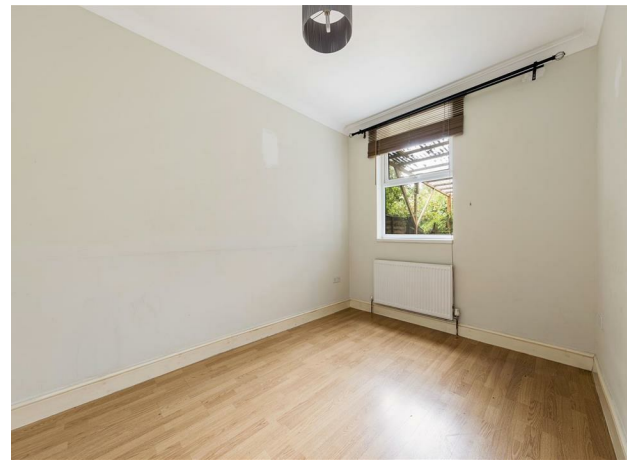
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

You'll have more than 1350 square feet of space to spread out in, starting with your substantial front reception, bay windowed and finished in the softest mint green palette, with smart blonde hardwood underfoot. Next door your second reception's similarly styled, for some intriguing through lounge potential. Your kitchen/diner offers still more sociable space, decked out in smart white cabinets, glossy quartz worktops and mosaic splashbacks.

Completing the ground floor to the rear, you have the first of your two bathrooms, simply attired in white and slate grey flooring. Upstairs now, where all three of your bedrooms are solid doubles, ranging from around 100 square feet to 140 in the principal. No box rooms here. All three feature blonde hardwood floors and smart cream colour schemes. Upstairs again and it's a similar story, with three more bedrooms including a large skylit sleeper to the front.

Outside and Leytonstone High Road is just two minutes away for all your day to day amenities and a broad range of bars and restaurants. As noted, just a half a mile in the other direction is the great green expanse of Wanstead Flats, once the favoured

playground of Tudor Kings and still some of the wildest, wide open greenery for miles around, easily explorable all the way to the blue waters of Alexandria Lake. A wonderful space to have on your doorstep.

WHAT ELSE?

- If you prefer your nature more manicured, Langthorne Park is just five minutes away and perfect for a morning run, while for more comprehensive exercise opportunities, Leytonstone Leisure Centre is less than a half mile on foot, for swimming pools and a gym.
- Leytonstone tube is just twenty minutes' walk for speedy, direct connections to the City and West End via the Central line.
- Parents will be pleased to find six 'Outstanding' primary/secondary schools all less than a mile away on foot. A further thirteen are rated 'Good' and just as close.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for themore actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

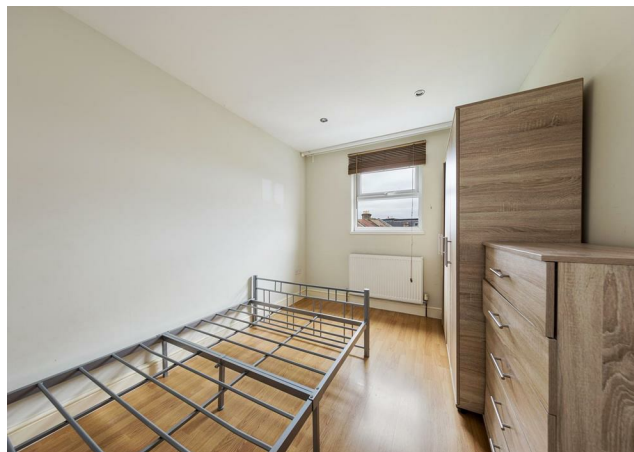
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Reception Room
14'0" x 10'10"

Reception Room
11'11" x 8'3"

Kitchen/Diner
16'2" x 8'6"

Bathroom
7'8" x 5'6"

Bedroom
14'1" x 9'3"

Bathroom
8'8" x 4'7"

Bedroom
9'8" x 8'8"

Bedroom
11'9" x 8'6"

Bedroom
12'9" x 10'2"

Bedroom
9'6" x 8'1"

Bedroom
11'9" x 8'6"

Garden
19'8"



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