

Bedroom  
12'5" x 9'8"

Bathroom  
6'5" x 5'6"

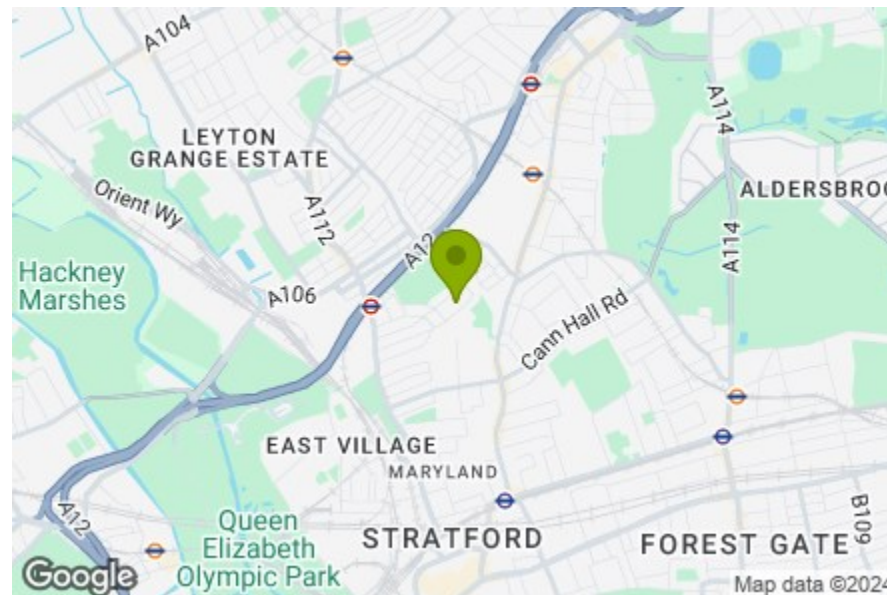
Reception  
9'8" x 15'4"

Kitchen  
6'6" x 9'11"

Storage

Total Area: 42.8 m<sup>2</sup> ... 461 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		59	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## SOUTH BIRKBECK ROAD, LEYTON

### Offers In Excess Of £300,000 Leasehold 1 Bed Flat



#### Features:

- Stylish One Bedroom Flat
- Second Floor
- Separate Kitchen And Reception
- Gated Development
- Communal Garden
- Secure Resident Permit Parking
- Short Walk To Leyton Station
- Close To Langthorne Park

Situated within easy reach of Leyton, the Olympic Village and the Wanstead Flat, this bright and stylish one-bedroom apartment sits on the second floor of a purpose built development with plenty of highlights both inside and out.

There's a separate kitchen and reception, stylish decor, plenty of storage, a communal garden and secure residential parking. Leyton tube is 10 minutes away, giving you easy access to the City and West End via the Central line, as well the fantastic amenities closer to home.

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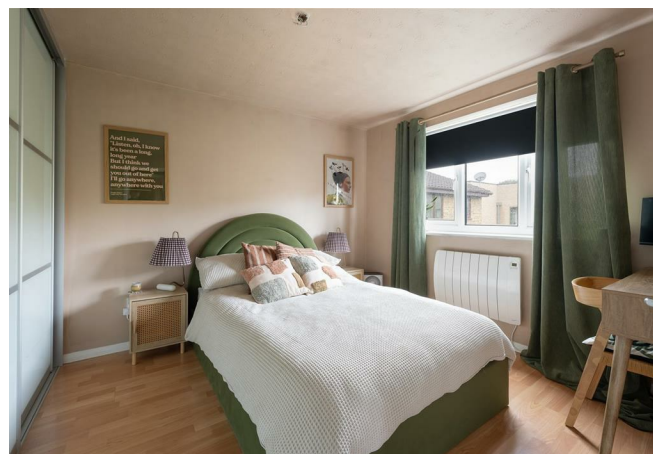
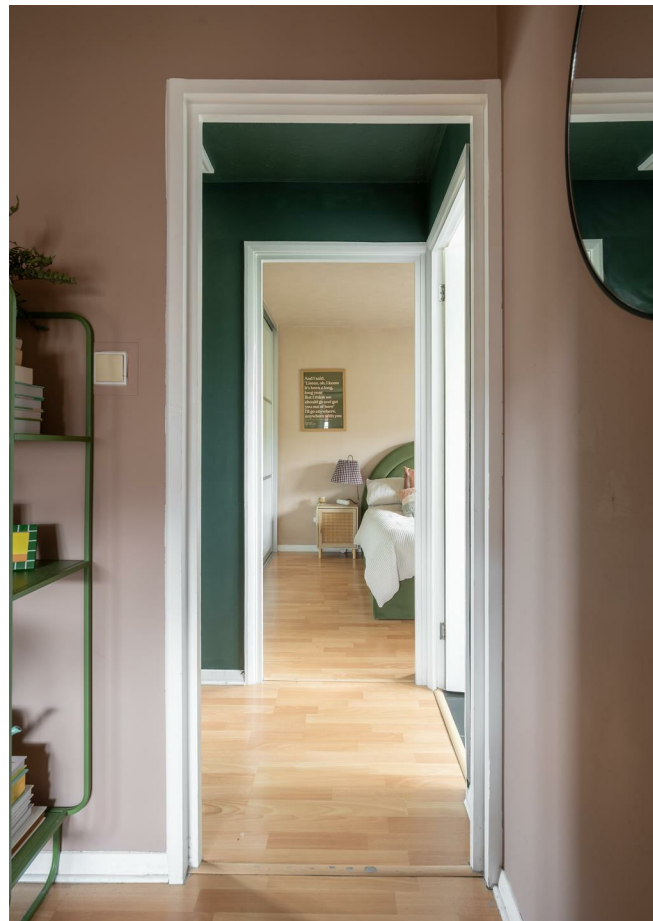
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IF YOU LIVED HERE...

Start getting those invites out, because this is an apartment you'll be keen to show off... You'll love the considered decor throughout, while the second floor positioning means it's all fantastically bright. Your spacious reception room has been gloriously colour drenched with a soft blush. There's space for both lounging and dining, and having a separate kitchen will be a great convenience. This bright and cheery space will be a joy to use - the glossy yellow metro brick tiles and timber workshops are a highlight. The bathroom strikes a similar balance between traditional style and modern convenience - it's all spotless with an over-tub shower and vanity top basin.

As for the bedroom, this is a serene space that makes the most of the soft hues. This contrasts beautifully with the bolder shade of forest green in the spacious hallway. Again, the colour drenched design adds to the sense of space while also providing character.

The communal garden will be brilliantly convenient, especially during warmer months, but you don't have to travel far if you want to enjoy more nature though - the Olympic Park is a 20 minute stroll away, while Langthorne Park is mere meters away. These green spaces are perfect for relaxing or going for a leisurely jog, but if you're feeling more active, you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top notch sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre.

As for food and drink, you're spoilt for choice... Nearby in Leytonstone highlights include award-winning Thai restaurant Singburi, hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway. Head towards Grove Green Road, where you can take your pick between the equally excellent Filly Brook and Heathcote & Star. Slightly further away you'll find the part-pedestrianised hub Francis Road, where you've got upmarket wine bar Yardarm, Korean food at Zaxx, vinyl treasure trove Dreamhouse Records and much more.

WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company.
- Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.
- Drivers are less than ten minutes from the North Circular.



A WORD FROM THE OWNER...

"We have loved our time in our beautiful flat! The flat is so spacious, with brilliant storage and is in a lovely little gated community, which has been great to have our own parking. There is so much going on in Leyton it has been the perfect place for us to live as we moved to London and found our feet. Francis Road is a short walk which has lots of great cafes and spaces, the flat is also perfectly located close to both Leyton, Leytonstone, Stratford, and Hackney so we have never been short of places to explore."

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