

Kitchen / Reception Room
19'10" x 12'11"

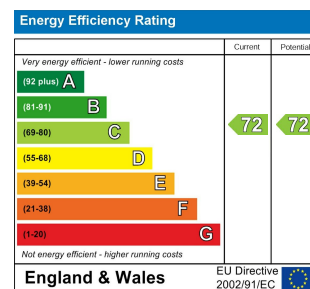
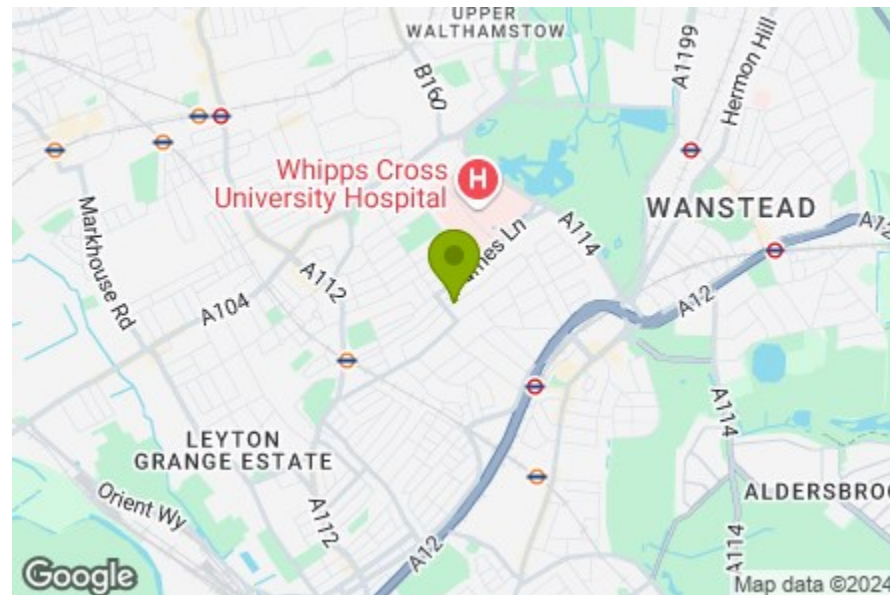
Bathroom
7'1" x 4'7"

Bedroom
13'8" x 8'3"

Bedroom
9'1" x 7'8"

Balcony
17'3" x 3'7"

Total Area: 46.0 m² ... 495 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



FOREST ROAD, LEYTONSTONE

Offers In Excess Of £375,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Open Plan Kitchen and Reception
- Large Private Balcony
- Modern Bathroom
- Leytonstone Location
- Moments to Leytonstone Tube
- A Short Walk to Hollow Ponds
- Chain Free
- Allocated Parking Space

A functional and spacious two-bedroom apartment positioned on a tranquil turning in the sought after locale of Leytonstone, boasting its own private terrace as well as parking. This light-filled abode is conveniently located just a short stroll from Leytonstone Station, placing you on the connectivity of the Central Line in under fourteen minutes, making this home ideal for commuters.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Perfectly appointed on the first floor of a low-rise contemporary block is this charming two-bedroom apartment enviably tucked away in the heart of Leytonstone. Pristine throughout, this home boasts an inviting open-plan layout, the sleek white kitchen cabinetry effortlessly complements the bright reception area, where natural light floods through glass doors that lead out to a generous private balcony. This outdoor space, perfect for seating, offers a tranquil escape amidst the bustle of the city, ideal for morning coffees or relaxing in the evening.

Each room is fit for purpose and designed for comfortable living. The apartment's thoughtful design extends to two well-proportioned bedrooms, ensuring both comfort and practicality. The modern bathroom, finished with contemporary fittings, provides a sleek and serene atmosphere. Whether you're a first-time buyer or looking to downsize, this property promises ease and comfort, blending modern aesthetics with a functional layout.

Located just moments from Leytonstone Tube, a 10-minute stroll will connect you to Central London, while the picturesque Hollow Ponds are only a short walk away for those who enjoy outdoor pursuits. Additionally, parking is available, making it as convenient as it is stylish—a perfect opportunity for those seeking an immaculate home in a prime location.

WHAT ELSE?

- The Leytonstone Tavern will be your new local, famed for its delectable burgers, tasty tacos and succulent Sunday Roasts, foodies will indulge in their extensive menu featuring a plethora of Street Foods. Or whether you simply fancy a pint, you'll have a range of refreshing treats to choose from.
- Thai eatery, Singburi, hailed by TimeOut as 'London's Best Thai Restaurant' is a local gem, in a 10-minute drive or 25-minute stroll you'll be able to immerse in these Southeast Asian flavours.
- Parents will be pleased to know that neighbouring schools rated 'Outstanding' include Barclay Primary, Newport School, and Davies Lane.



A WORD FROM THE OWNER...

"We renovated our apartment in 2020 and as you'll see, you'll find something that is ready to move in to. We love living in Leytonstone and especially this location. We are ten minutes from the central line, and the other end of our road lies the beautiful space of Hollow Ponds and Epping Forest. Within a one mile radius you have three major hubs in Leytonstone high road, Francis Road, Wanstead High Street and Walthamstow Village granting you access to great food and culture while still being amongst nature."

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