

First Floor

Total Area: 41.1 m<sup>2</sup> ... 443 ft<sup>2</sup>

Bedroom  
12'2" x 11'11"

Bathroom

Kitchen  
8'10" x 5'10"

Reception  
9'10" x 13'0"



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



## FLADGATE ROAD, LEYTONSTONE

Offers In Excess Of £340,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- Victorian Terraced Conversion
- Close to Leytonstone Tube
- First Floor
- Close to Hollow Ponds
- Stylish Finish
- Chain Free
- Upper Leytonstone

The stylishly restored one-bedroom, first floor period conversion sits in a fantastic spot near the greenery of Hollow Ponds, but also within easy reach of the excellent amenities and transport links found around Leyton and Leytonstone.

As well as the great location, highlights include the beautiful decor, period features and abundance of natural light. The fact that it's on the market chain-free is yet another great bonus.

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

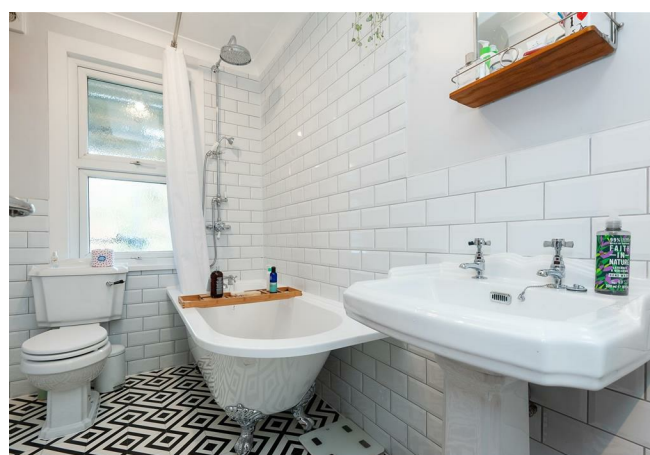
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

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propertymanagement@stowbrothers.com  
0203 325 7228

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#### IF YOU LIVED HERE...

With Walthamstow to the north, Leyton to the west, Leytonstone to the south and Wanstead to the east, you can wander in almost any direction and find somewhere interesting to explore, ranging from award-winning eateries to nature trails. But of course, one of your favourite views will be when you're relaxing at home...

Your spacious reception room has been beautifully preserved, with engineered parquet flooring and custom shutters, which can be titled to control the light flow from the generously-sized bay windows. The kitchen sits conveniently next door, with sleek units, glossy tiles and quality appliances.

The bedroom is a solid double, with more of that immaculate finish, while the bathroom is a showstopper, with floor to ceiling metro brick tiles and vintage fittings, such as the rainforest shower head over the clawfoot tub.

Outside, Leytonstone tube station is less than a mile on foot. Sitting in Zone 3 on the Central line, from here you have direct 14 minute trips to Liverpool Street, putting the City less than 45 mins away door to door. Venture a little further for the supermarkets, stores and amenities of the High Road, including Time Out favourite Singburi - sure to be your go-to for takeout.

Even closer to home, you'll find the Grove Green Road hub; The Filly Brook, Heathcote & Star and Arch Deli there are all great options. The part-pedestrianised Francis Road is just a bit further, where you'll find an eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to Korean eatery Zaxx and independent store Dreamhouse records. Around the Leyton Midland Road arches, you've got more brilliant choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom.

#### WHAT ELSE?

- You've got a choice of great local pubs, but the charming Sir Alfred Hitchcock Hotel on the edge of Hollow Ponds is sure to be a favourite.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leytonstone High Road. Tesco Superstore is a short walk away.
- As well as Hollow Ponds, you're within strolling distance of the glorious Wanstead Flats, just beyond the Bushwood neighbourhood.



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

"This has been a wonderful place to live—a one-minute walk to the expansive flats and Hollow Ponds, with Epping Forest right on the doorstep. It's also just a short stroll from the vibrant atmosphere of Leytonstone High Street and the Central Line tube station. Additionally, there are several new restaurants and pubs nearby on Grove Green Road. The flat itself has been the perfect first-time buy. I've enjoyed recently renovating it, including a new kitchen, bathroom, and flooring throughout. The area is incredibly friendly, featuring charming Victorian terraced streets all around."

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