

Lounge
12'5" x 9'10"

Kitchen
20'11" x 13'1"

Bathroom
8'2" x 5'6"

Bedroom
13'1" x 11'1"

Bedroom
11'1" x 10'2"

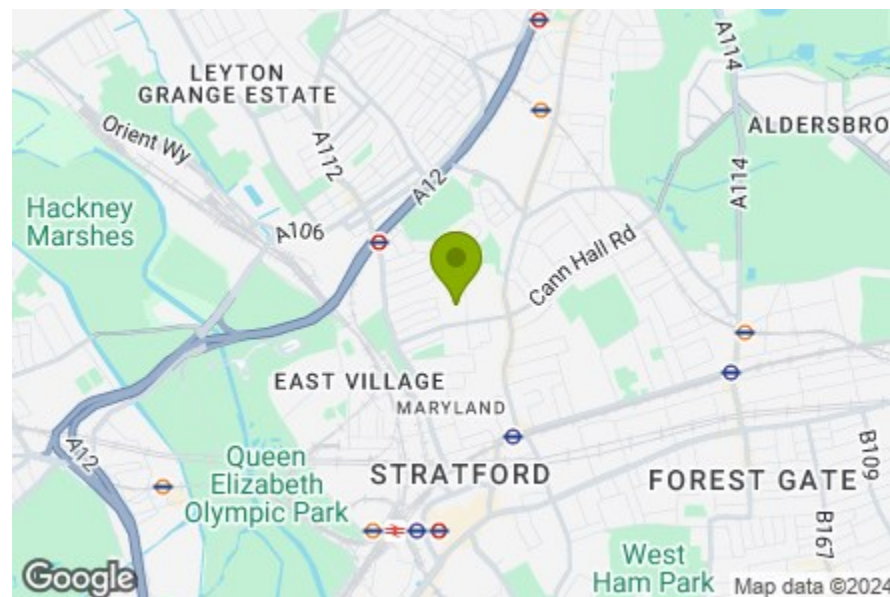
Garden
37'6" x 13'1"

GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 287 SQ.FT.
(26.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		68	
(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	



STEWART ROAD, LEYTON Offers In Excess Of £575,000 Freehold 2 Bed House - Terraced



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Bay Fronted
- Stylish Decor
- South Facing Garden
- Close To Westfield Stratford
- Short Walk To Leyton Station

Nestled between Leyton and the Olympic Village, this beautiful two-double-bedroom home is a great find for anyone keen to lay down roots while enjoying the spectacular restoration work that's already gone into the property. As well as the wonderful period features and stylish updates, the south-facing rear garden is another great highlight.

Leyton tube is a short walk away, putting you within easy reach of central London, as well the fantastic amenities closer to home.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Beyond that lovely brick frontage, you'll find 668 square feet of immaculate space finished with tasteful decor and considered fittings. In the reception room, the generous bay windows, thoughtful colour palette and original flooring work together to create a warm and inviting space. You'll love the features such as the focal fireplace alcove, shelving and custom shutters, too.

At the rear, you'll find your stylish kitchen, where highlights include the parquet flooring, marble-style worktops, glossy units and butler basin. There's a real charming glow here so cooking will rarely feel like a chore. Head outside to your rear garden, which is bursting with foliage and has a shed at the rear. Back inside, the family-sized bathroom has been gorgeously designed with vintage-style fittings and an over-tub shower. Finally, up on the first floor you have two stylishly decorated bedrooms with more original flooring. There's plenty of storage space throughout the home, too.

As for beyond, you've got plenty of greenery: Olympic Park is a 15 minute stroll away, while Drapers Field is even closer. 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... You've got some excellent options around the East Village, including Signorelli, a family-owned Italian artisan bakery. Or head in the other direction 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 deli/wine bar Yardarm, 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.
- Nearby 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.
- Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're less than a mile away.



A WORD FROM THE OWNER...

"The street is incredibly friendly. We moved here during lockdown, and several other young couples did as well. There are also many long-term residents, and we've all gotten to know each other, fostering a wonderful sense of community. We have a street WhatsApp group that connects us up and down the road, extending to the houses at the back of Stewart Road. There are also offshoots of this group; recently, some residents organized a jumble trail (similar to the one on Francis Road) and started a gardening initiative where they planted bulbs in the trees along the street and placed plant pots around the lampposts. It's a very quiet area since it is a low-traffic zone. I genuinely feel I could knock on any door for help, and we will be sad to leave this lovely street. Additionally, it's a great location for transport, with bus stops just around the corner, Leyton Underground station a 10-minute walk one way, and Maryland station for the Elizabeth Line a 10-minute walk the other way."

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