

Total Area (Excluding Balconies): 69.9 m² ... 752 ft²

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.

Reception  
12'5" x 20'7"

Kitchen  
6'4" x 11'5"

Balcony

Bathroom  
6'5" x 6'3"

Storage

Bedroom  
9'1" x 13'2"

Bedroom  
12'5" x 11'1"

Balcony



STEELE ROAD, LEYTON

Offers In Excess Of £550,000 Freehold

2 Bed House

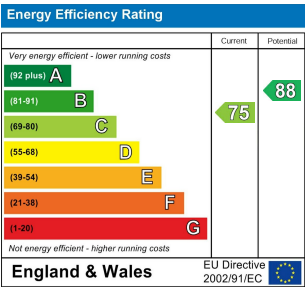
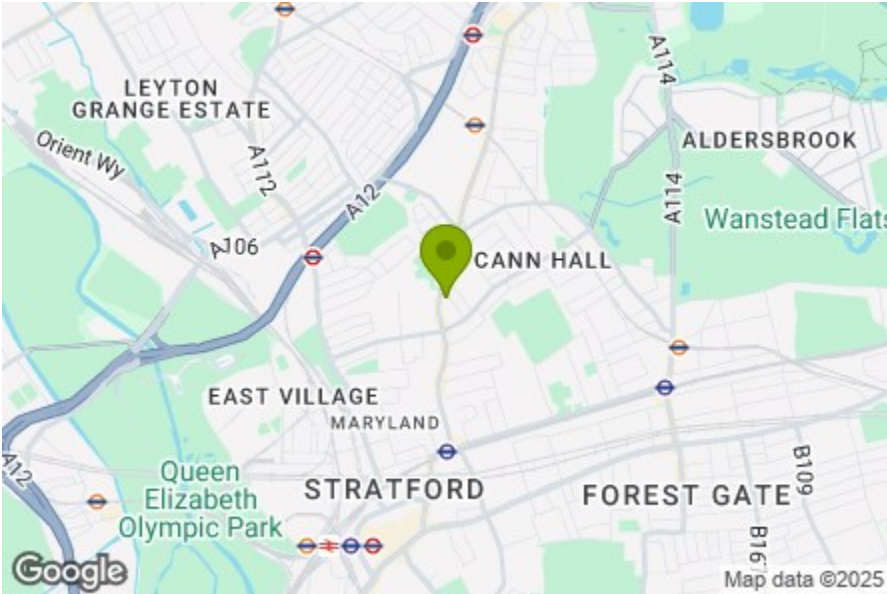


Features:

- Two Bedroom House
- Arranged Across Three Floors
- Quiet Gated Mews Development
- Very Well Presented
- Two Double Bedrooms
- Two Balconies
- Close To Leyton And Maryland Stations
- Communal Courtyard

Set in a gated mews development close to Leyton and Maryland stations, this striking contemporary townhouse is spread out over three floors, with two double bedrooms, two balconies and sleek design that provides a perfect balance of modernity and timeless charm.

There's a huge array of amenities on the home's doorstep, as well as the greenery of both the Wanstead Flats and Olympic Park, while Maryland station is around 0.5 miles, where you can be transported to the West End in less than 20 minutes via the Elizabeth line. Leyton station is a similar distance for the Central line.



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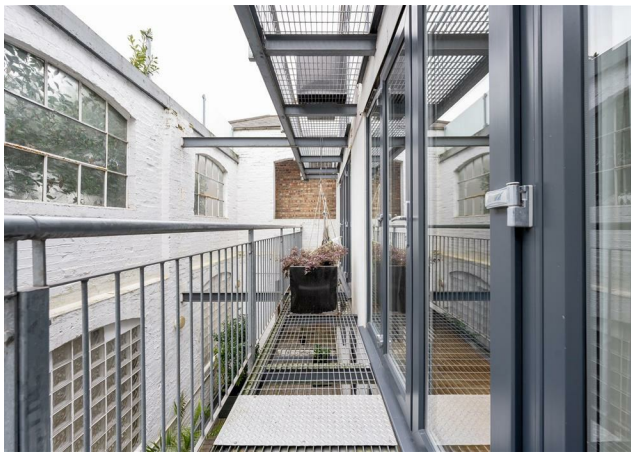
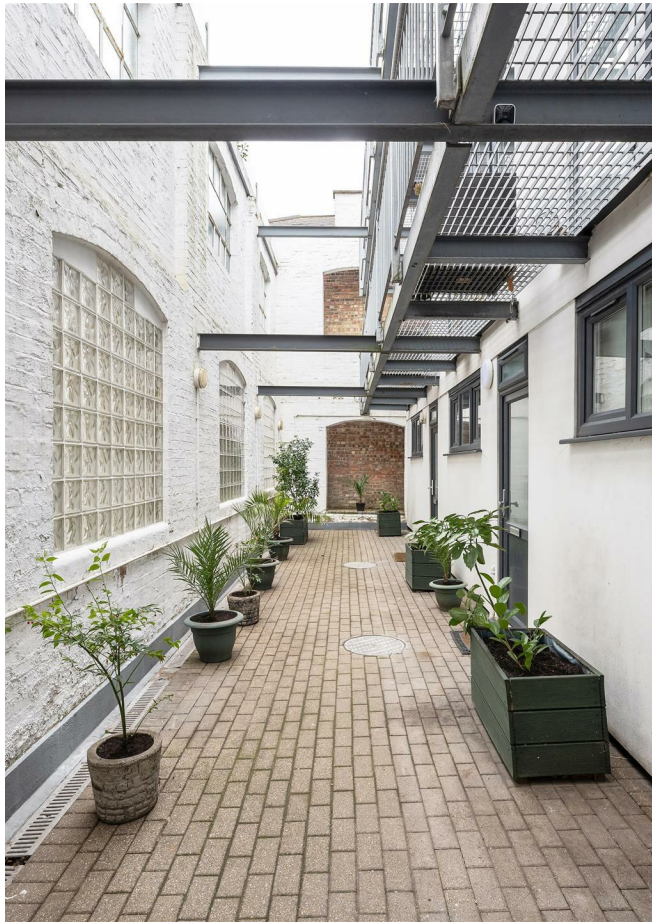
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#### IF YOU LIVED HERE...

It'll take a long time before the novelty of walking up to this unique townhouse wears off, particularly with the striking glass frontage.

Step into your hallway, where the smart decor offers a taste of what's to come. Here you have access an immaculate ground floor bedroom and contemporary bathroom. Head upstairs to your second bedroom, which is full of natural light thanks to floor-to-ceiling balcony doors. You also have a modern kitchen on this floor, complete with stylish units and sleek worktops.

Up on the second floor, you have your stunning reception, which offers striking skyline views, complemented by the immaculate decor and gorgeous timber flooring. The layout provides an elegant dining spot alongside spacious, airy living area. And if the sun is shining, you can take your drinks outside to your second balcony.

Beyond, you're spoilt for choice when it comes to green spaces; On your doorstep, Langthorne Park has sports courts, ornamental gardens and a children's play area. The favoured hunting ground of Henry VIII, Wanstead Flats is a short stroll away and perfect for fitness fans and dog walkers.

Because you're nicely nestled between Leyton, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Or head towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and the Northcote.

This handy positioning means transport is never a problem. Maryland station is 0.5 miles away, which means you can enjoy the perks that the Crossrail Elizabeth line brings. Leyton station is the same distance for the Central line.

#### WHAT ELSE?

- Drivers can be on the north circular within 10 minutes - and you've also got quick access to the Blackwall tunnel.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park.
- Thinking about taking up a new hobby? Cann Hall skatepark is just 12 mins away on foot (or a closer skate).



#### A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leytonstone High Road overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk? No wonder the current owners are looking to stay in the area."

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

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