

Third Floor

Total Area: 57.0 m² ... 614 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
19'3" x 13'2"

Entrance Hall
18'7" x 5'10"

Bathroom
7'6" x 6'9"

Bedroom
12'2" x 11'1"

Balcony
12'10" x 5'6"



RON LEIGHTON WAY, EAST HAM

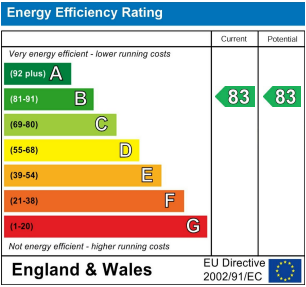
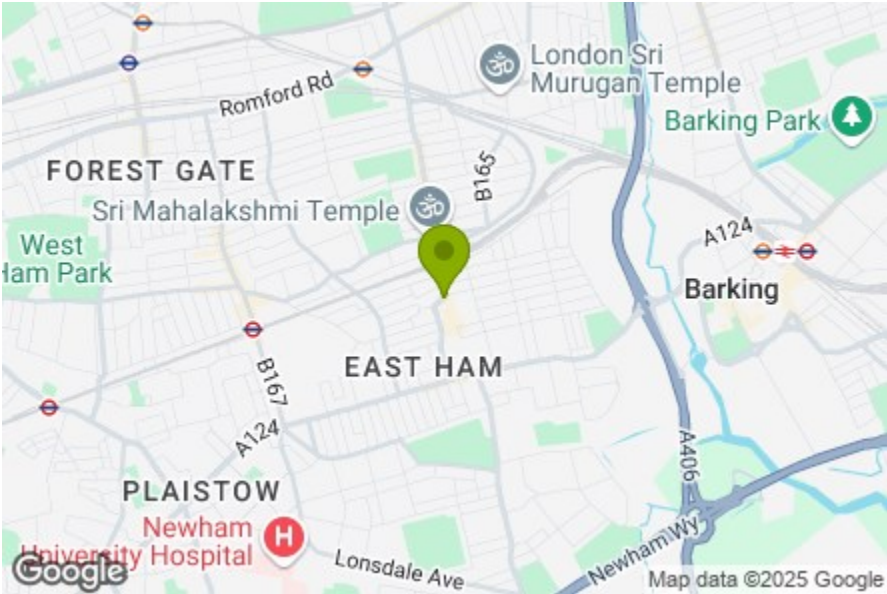
Offers In Excess Of £320,000 Leasehold
1 Bed Flat



Features:

- One Double Bedroom
- Close to East Ham Station
- Chain Free
- Balcony
- Close to East Ham High Street
- Communal Gardens
- Close to Plashet Park

Set within a modern development, this bright one-bedroom apartment offers a rare mix of comfort and convenience. It features a spacious double bedroom, a private balcony for outdoor space, and access to well-maintained communal gardens. Just a short walk from East Ham Station and close to East Ham High Street, the location is ideal for quick transport links and everyday amenities. Plashet Park is also nearby, offering a peaceful green escape. Offered chain-free, this is a great opportunity to own a well-located home in a vibrant and connected neighbourhood.



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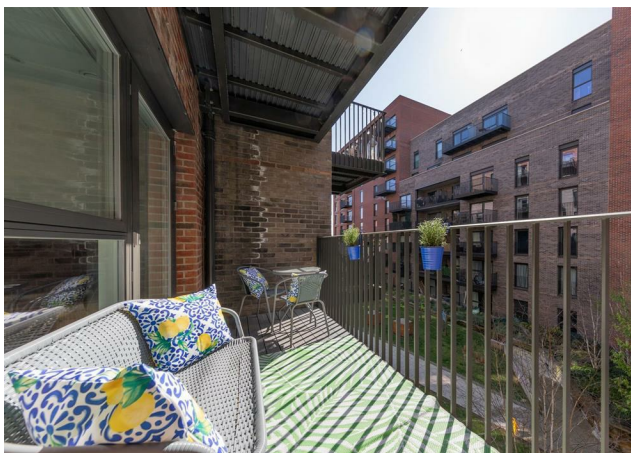
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IF YOU LIVED HERE...

Upon entering the apartment, you're welcomed by a generously sized hallway, finished in soft neutral tones and laid with wood-effect flooring that continues throughout the home. More than just a corridor, this inviting space offers a real sense of openness, with three built-in storage cupboards providing ample room for coats and everyday essentials. The layout is thoughtfully arranged, with direct access to all areas of the apartment.

Flowing from the hallway, the open-plan kitchen and reception room forms the heart of the home. Bathed in afternoon light from its west-facing aspect, it's ideal for both relaxing and entertaining. The kitchen is fitted with grey cabinetry, a marble-effect worktop, and integrated appliances, all complementing the room's modern design. The reception area feels generous and comfortable, with wide glazed doors that lead directly onto the balcony, enhancing the connection between indoor and outdoor living.

The balcony serves as a private outdoor retreat, with space for seating or planting. Elevated above the communal courtyard, it enjoys a pleasant open outlook across landscaped surroundings. Its west-facing position makes it an ideal spot to catch the sun and unwind in warmer weather. Back inside, the east-facing bedroom offers a bright and peaceful setting, thanks to a full-height window and a glazed door opening onto a Juliet balcony. A built-in mirrored wardrobe provides streamlined storage,

while the soft carpet and neutral colour palette contribute to a restful and uncluttered atmosphere. The bathroom sits conveniently off the hallway and continues the home's calm, neutral styling. It features a full-size bath with an overhead shower and wood-effect flooring, offering a simple and well-finished space with a fresh, modern feel.

Beyond the apartment, East Ham High Street is just moments away, offering a lively mix of independent shops, cafés, and well-known stores for everyday convenience. Nearby green spaces include Central Park and Plashet Park, both offering tree-lined paths, open lawns, and leisure facilities. Central Park also hosts regular community events and is home to Central Park Café, a relaxed local spot known for its fresh food and coffee. Plashet Park provides a more tranquil setting, with mature trees, ornamental gardens, and wide open paths, ideal for quiet strolls or time outdoors. Also nearby is the Boleyn Tavern, a historic pub celebrated for its original interiors and grand proportions. Full of character, it remains a well-loved gathering place within the neighbourhood.

WHAT ELSE?

East Ham Station is just a seven-minute walk from the apartment, making commuting especially convenient. Served by the District and Hammersmith & City lines, it offers direct routes into central London and easy connections across the city. Its proximity makes this an ideal home for those seeking strong transport links within a residential neighbourhood.



A WORD FROM THE OWNER...

"I have loved living here for the past few years, the flat is spacious, bright and has great outdoor space. There is a huge sense of community, lots of like minded individuals in the development where friendships can be built. East Ham has developed so much recently, all the amenities you could ever need are right on your doorstep, alongside great new places to eat, drink and enjoy nature. Plus, with only a short walk to the nearest tube, you can be in the City of London within 30 minutes!"

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