

Reception
11'5" x 15'7"

Bedroom
8'5" x 14'0"

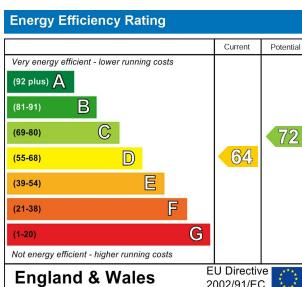
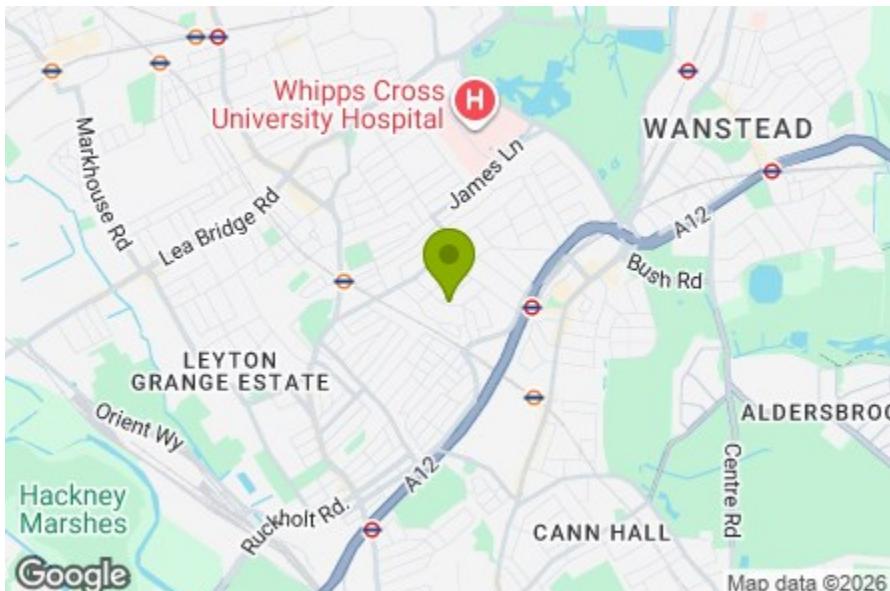
Bathroom

Kitchen
6'9" x 7'8"

Bedroom
9'10" x 10'1"

Garden
50'10" x 18'6"

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.



BULWER ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Ground Floor Flat
- Private Rear Garden with Decked Area
- Modern Bathroom
- Bay Fronted Reception
- Separate Kitchen
- Set Within A Double Fronted House
- Close to Leyton Midland and Leytonstone Stations
- Upper Leytonstone Location

Ideally located between the vibrant buzz of Leytonstone and the tranquillity of Hollow Ponds, this beautifully presented two-bedroom apartment sits on the ground floor of an eye-catching period property. Inside, you'll find a spacious reception room and separate kitchen, while outside a generously sized, leafy rear garden offers your own slice of calm.

With a fantastic mix of local cafés, shops and green spaces right on your doorstep, you're perfectly placed to enjoy the best of both worlds - and when you need to venture further, Leytonstone tube is just a few minutes away, speedily whisking you into the City or West End via the Central line.

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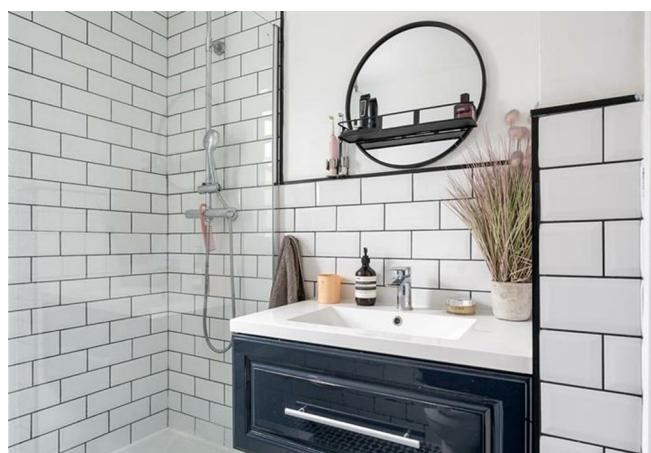
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IF YOU LIVED HERE...

You'll love the sense of space this home offers. Step through the beautifully designed entrance hall and into your glorious reception room, where generous bay windows flood the space with natural light, showing off the immaculate decor and elegant period beading. Both bedrooms are well proportioned, and thanks to the smart, efficient layout, not a single inch goes to waste.

The kitchen is sleek and modern, featuring well-designed units, smart integrated appliances, and classic metro brick tiling for a stylish finish. This contemporary feel continues into the pristine bathroom, thoughtfully laid out with a spacious walk-in shower and more eye-catching tiling for a cohesive, polished look.

You'll love spending time in your generous garden, complete with a decked patio and lush green lawn – perfect for soaking up the sun and enjoying a little peace and privacy, thanks to the shelter of mature trees.

As for the location, you're perfectly positioned to enjoy the eclectic spots found around the nearby Grove Green Road hub, including the Filly Brook, Heathcote & Star and the Northcote Arms – one of our faves. Or foodie highlights off the Leytonstone High Road include hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway. But there's plenty more to

explore, from Leyton's Francis Road to Forest Gate's Winchelsea Road.

Leytonstone tube is only seven minutes away, ensuring you can easily nip to central London on the Central line.

WHAT ELSE?

- As well as being a few minutes to Leytonstone tube for the Central line, Leyton Midland Road station is slightly further in the other direction for the Suffragette line – handy if you want to nip to the Essex seaside or Hampstead Heath.

- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south via the Bushwood area – renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes – and you'll find the Wanstead Flats, once the favoured hunting ground of Henry VIII. Hollow Ponds, at the tip of Epping Forest, is also walking distance.

- Hop on a bus for a few stops and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Back to Ours, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886–1893 as a memorial to local philanthropist William Cotton.

Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes – a great place to relax, exercise and soak up some local history.

With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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