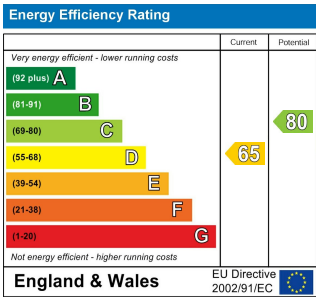
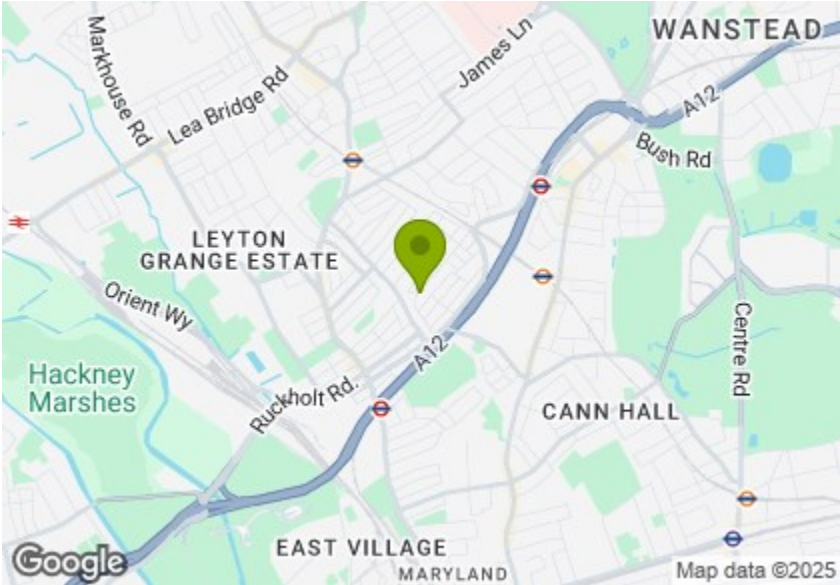




Total Area: 106.0 m<sup>2</sup> ... 1141 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.



## RICHMOND ROAD, LEYTONSTONE

### Offers In Excess Of £800,000 Freehold 3 Bed House



#### Features:

- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Extended Open Plan Kitchen-Diner
- Through-Lounge Equipped with Woodburner
- Fantastic Location Moments from Francis Road
- 12min Walk to Leyton Station
- Period Features
- South-East Facing Garden
- Pretty Green Verges on The Doorstep

This perfectly formed three double bedroom house enjoys a fantastic location in the heart of Leyton, moments from the buzz of Francis Road, but still in a residential spot, with plenty of greenery all around.

Highlights include the bright and spacious double-reception with adjoining kitchen/diner, the first floor bathroom and the additional loft master with ensuite. Outside, it offers a sizeable south-east-facing garden. As for the nearest tube, Leyton station is a 12 minute walk away, so the location is great for commuters as well as lovers of East London night life.

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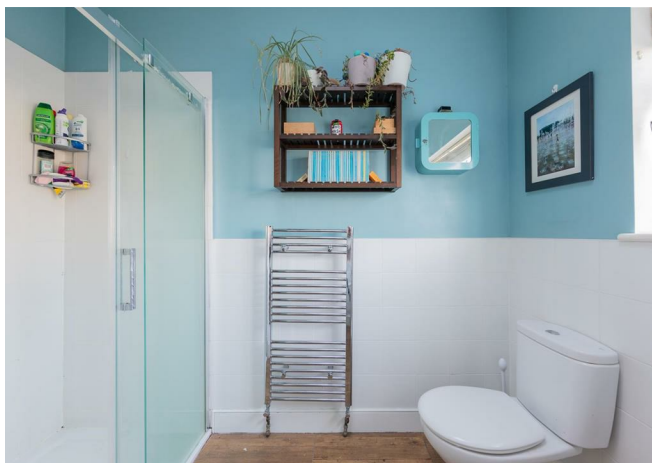
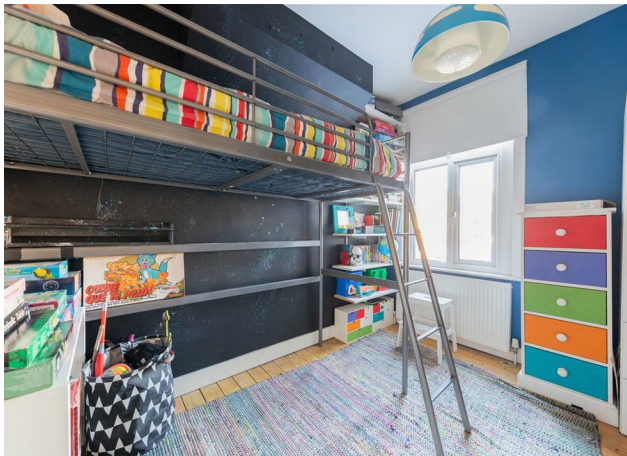
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### IF YOU LIVED HERE...

Beyond the handsome brick frontage, your double reception is brimming with light thanks to the large box bay window at the front and open plan kitchen-diner to the rear. The striking wood burner and ornate beading are a welcome nod to the property's period roots, but it also offers all of the convenience of modern living. The kitchen is sleek yet playfully retro, and you'll love all the thoughtful touches such as the column radiators and bespoke carpentry.

There are two double bedrooms on the first floor, as well as a cheery family bathroom with both a walk-in shower and tub. Up in the loft, you've got your fantastically designed master featuring an ensuite and clever storage. Finally, outside there's a lovely south-east facing garden, with storage and a spacious lawn. You'll find more greenery immediately outside your front door. Just a few minutes further, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox.

To the north, around the Leyton Midland Road arches, there are some brilliant new choices, including the much lauded smokehouse Burnt and London Calling. Closer to home, you've got some great bars around the Grove Green Road,

including the Filly Brook, Heathcote & Star and the Northcote Arms. Head north towards Leytonstone High Road for even more great options like FORNO, Homies on Donkeys, Mum Likes Thai Food, and Panda dim sum. You really are in the heart of the action here.

Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, UAL and V&A.

### WHAT ELSE?

- Leyton tube station is around 12 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leytonstone High Road for the Gospel Oak to Barking line, a short 16 minute walk away.
- As mentioned, there are some excellent pubs and bars nearby, but the Northcote Arms is sure to be a favourite with its eclectic events calendar and great food and drink menu. Look out for the fortnightly Music Bingo night.
- Even if you're not a follower of footballer, it's worth checking out the nearby Leyton Orient, who encourage people of all ages to come along to take in the sights and sounds of a game.



### A WORD FROM THE OWNER...

"This is a beautiful, turnkey family home close to Francis Road and its vibrant, pedestrianised, boutique retail and dining areas, with many playgrounds, parks and play spaces on your doorstep. The Olympic Village, Hollow Ponds, and Victoria Park are all within 20 minutes walk. The property lies between Leyton and Leytonstone tubes, and both neighbourhoods continue to benefit from development funds from Waltham Forest, with safer streets, cycle lane improvements, plentiful residents' parking, and road closures during school dropoff and pickup hours. There's a plethora of good-to-outstanding primary and secondary school choices. And to close: there are three fantastic pubs within five minutes of the front door. The neighbours are lovely: both sides are long-term residents of the neighbourhood and have become friends over the years. The property itself is fully extended and renovated - and while you'll probably want to add your own style and flair to the place, you could move in tomorrow and not have to do a stroke of DIY for a good few months. Music to the ears of all busy families! It's been a wonderful home for over a decade. Now it's time to move on, and let 161 bring happiness to the next lucky family to live here."

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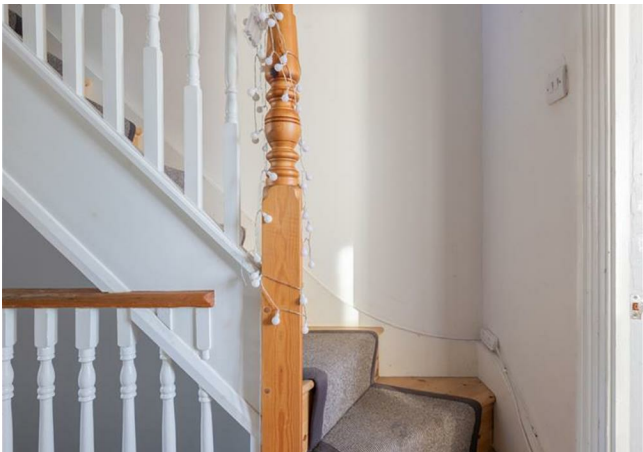




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**Reception Room**  
12'5" x 10'9"

**Bedroom**  
10'9" x 8'8"

**Reception Room**  
11'3" x 10'5"

**Bathroom**  
8'9" x 8'7"

**Kitchen / Diner**  
16'6" x 13'5"

**Bedroom**  
14'11" x 11'1"

**Bedroom**  
14'1" x 10'2"

**Ensuite**

**Garden**  
26'2"



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