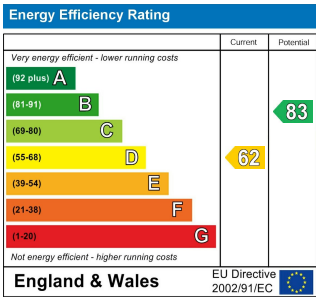
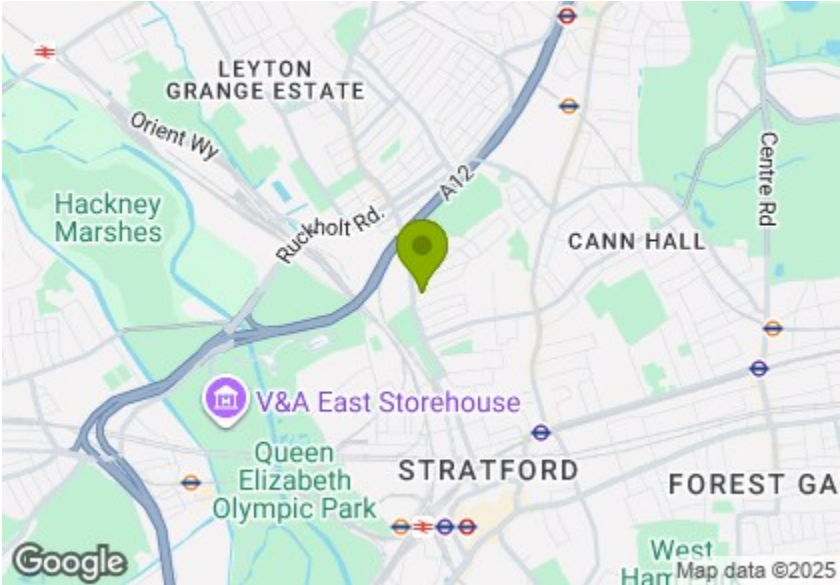




Total Area (Excluding Cellar): 100.6 m² ... 1083 ft²

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.



LESLIE ROAD, LEYTONSTONE

Offers In Excess Of £625,000 Freehold
3 Bed House - Semi-Detached



Features:

- Victorian Semi-Detached House
- Three Double Bedrooms
- Upstairs Family Bathroom + Separate WC
- Large Cellar
- Original Coving, Staircase & Double Bay Window
- 5min Walk to Leyton Station
- Chain free
- Easy Access to Stratford East Village & Olympic Park
- Short walk to Westfields Shopping Centre, Hackney Wick & Forest Gate
- Scope for Development (STP)

A handsome Victorian end-of-terrace home offering three well-sized double bedrooms, an upstairs family bathroom with a separate WC, and the added benefit of a large cellar. Period touches such as original coving, a traditional staircase and double bay windows hint at the character throughout. Its position places you just five minutes from Leyton Station, with effortless access to Stratford's East Village and the Olympic Park, while Westfield, Hackney Wick and Forest Gate are also within a comfortable stroll. Offered chain free and presenting clear scope for development (STP), it holds strong potential for those seeking both space and opportunity.

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IF YOU LIVED HERE...

Set behind a charming period frontage, this generous home immediately reveals its distinctive bays and decorative mouldings, highlighting the craftsmanship of the era. Inside, a long hallway introduces a welcome sense of openness, with original detailing guiding you through the ground floor. The front reception enjoys a wide bay that brings in ample daylight and creates an easy backdrop for future design ideas. Beyond this sits a further reception enriched with ornate cornicing, offering a versatile room suited to a variety of uses. The rear reception continues the feeling of space with another bay window and leads naturally into the kitchen and side return, a layout that holds clear potential for reimagining the area as a connected, flowing space with genuine indoor-outdoor living in mind, subject to the usual permissions.

The garden extends this potential further, offering a broad, uncomplicated outdoor area ready to be shaped into a more inviting extension of the home.

Upstairs, the landing leads to three well-proportioned bedrooms. The front room features a wide bay and decorative ceiling rose, giving it an airy, light character. The middle bedroom feels calm and adaptable, while the rear bedroom benefits from gentle natural light and a straightforward layout. The bathroom is bright and generously sized, with a large window enhancing the sense of openness, and a separate WC sits nearby. Two cellar rooms complete

the property, providing valuable additional space and storage options.

The neighbourhood offers a lively mix of green spaces, independent favourites, and excellent amenities, creating a setting that feels both vibrant and well connected. Drapers Field provides a handy sweep of open space close by, while the Queen Elizabeth Olympic Park opens up vast parkland, waterways, and sporting venues for energetic days out. East Village adds real buzz with its cluster of cafés and eateries, including Signorelli, making it a great spot for relaxed weekend wandering. Francis Road brings a warm, village-like feel with Yardarm, Marmelo, the Northcote Arms and its pedestrian-friendly weekend market. For larger outings, Westfield Stratford offers everything from Café Concerto on the balcony to games at Bat & Ball, along with extensive shopping across its many floors. Hackney Wick and Forest Gate are also within easy reach, adding even more choice for cafés, culture, and weekend exploring. Families are well served too, with the outstanding Colegrave Primary School around ten minutes away.

WHAT ELSE?

Leyton Station sits just five minutes away, making Central line travel quick and convenient for everyday journeys. Stratford International is roughly fifteen minutes from the doorstep, providing access to high-speed rail alongside DLR and national services.

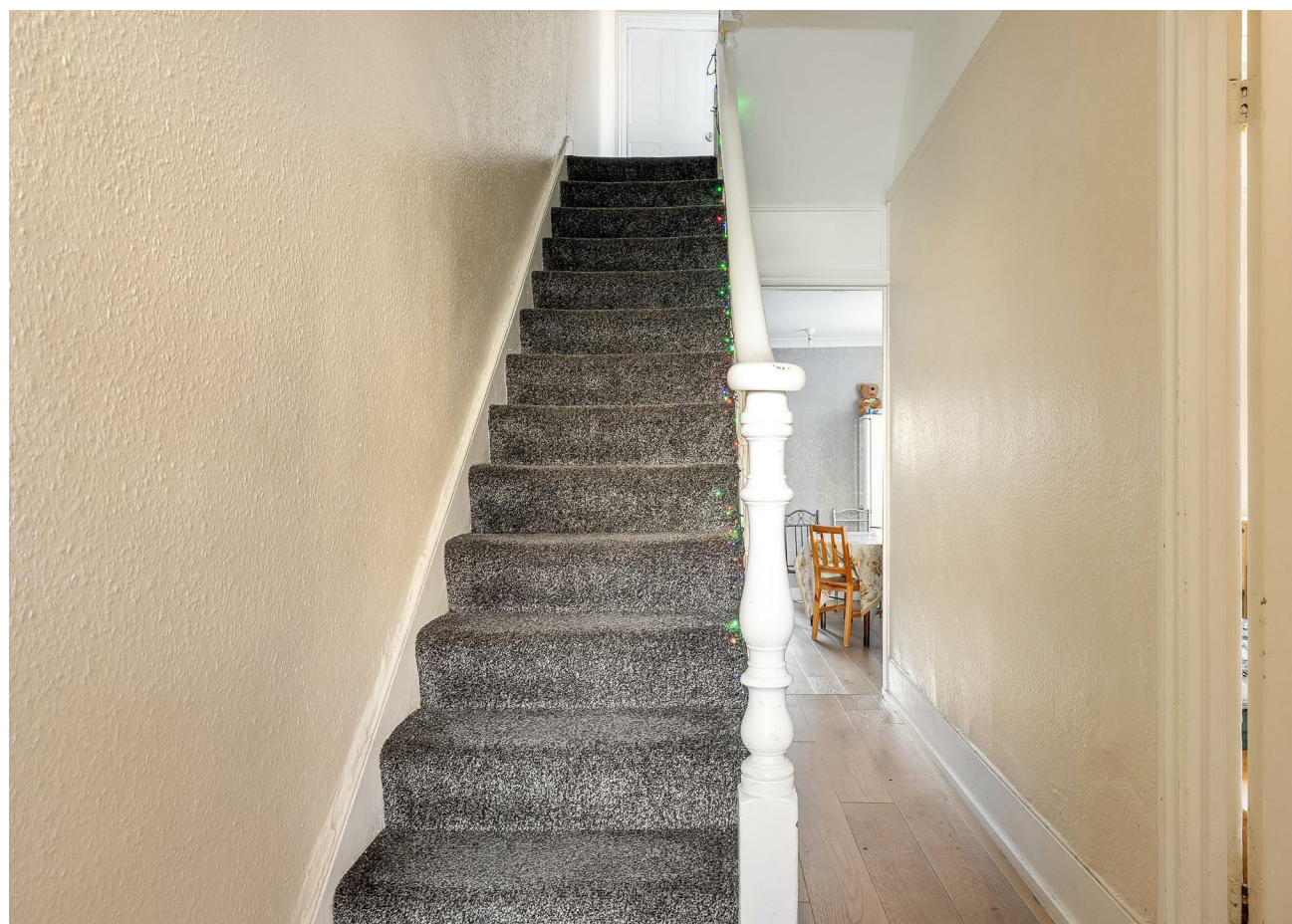


"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception

10'7" x 10'11"

Reception

9'4" x 10'10"

Reception

11'1" x 13'11"

Kitchen

9'3" x 6'8"

Bedroom

14'9" x 12'9"

Bedroom

9'4" x 10'10"

Bedroom

9'3" x 12'5"

Bathroom

5'10" x 6'7"

WC

Cellar Room 1

14'4" x 23'7"

Cellar Room 2

8'11" x 20'9"

Garden

approx. 24'5" x 15'10"



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