



Reception
14'10" x 11'7"

Kitchen
8'7" x 8'7"

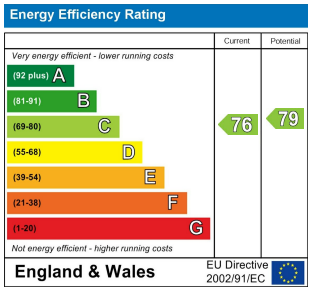
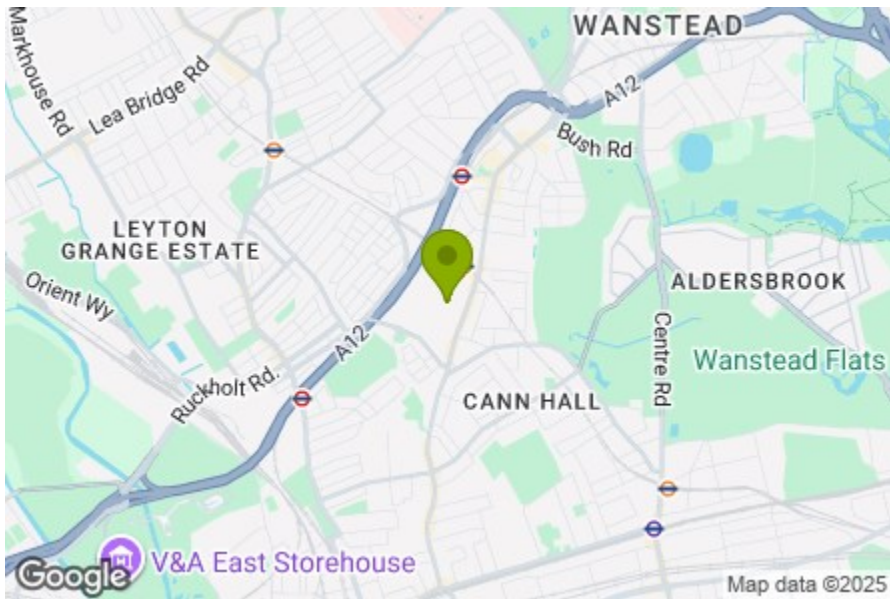
Bathroom
5'5" x 6'8"

Bedroom
9'6" x 11'6"

Bedroom
9'5" x 16'6"

Ensuite
4'3" x 8'3"

Eaves Storage



MELFORD ROAD, LEYTONSTONE

Offers In Excess Of £425,000 Share of Freehold 2 Bed Flat



Features:

- Victorian Conversion
- Split Level Apartment
- Share of Freehold
- Two Double Bedrooms
- Two Bathrooms
- Well Presented
- Bright & Airy
- Handsome Brick Fronted House
- Chain Free

Set within an attractive period building, this split-level apartment spans two floors and comes with the added benefit of a share in the freehold. The layout includes two generous double bedrooms and two bathrooms, offering both privacy and flexibility for modern living. Light flows easily through the interiors, enhancing the sense of openness, while the property's presentation ensures it feels welcoming throughout. Combining period character with a thoughtful arrangement of space, this conversion makes an appealing choice for those in search of both style and practicality.

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IF YOU LIVED HERE...

With its warm brickwork and finely detailed windows, the Victorian façade has timeless appeal, while the arched entranceway offers a welcoming touch and ensures the property makes a strong first impression.

Inside, the first-floor landing opens to a bright and inviting reception room where twin windows fill the space with daylight. Polished wooden floorboards add warmth and character, while a patterned feature wall lends personality. There is generous room for relaxation or entertaining, with a natural flow that makes the room feel comfortable and versatile.

Also on this level, a spacious bedroom offers a calm retreat. Softly toned walls and neutral carpeting provide a restful backdrop, while the large window brings in abundant daylight. The kitchen lies to the rear, its light cabinetry and warm wooden worktops balanced by soft-toned flooring and glossy blue tiling. A well-placed window brightens the room, and the layout is designed for ease of use. Beyond, the bathroom is finished in contemporary grey tiling, with a bath and overhead rain shower. A generous window enhances the sense of space, while the clean finish creates a fresh and inviting atmosphere.

Upstairs, the top-floor bedroom is airy and filled with light from both skylights and a window. Soft neutral décor and carpet underfoot create a serene setting, while eaves

storage adds useful practicality. The adjoining en suite is finished with large stone-effect tiling and includes a skylight, keeping the room bright. A corner shower enclosure makes excellent use of the layout, providing comfort and privacy on this upper level.

Just around the corner, Leytonstone High Road offers a lively mix of everyday conveniences, from cafés and eateries to independent shops. Not far away, The Red Lion stands as a much-loved local pub, perfect for weekend gatherings. For those who enjoy a village feel, Francis Road is within easy reach, home to neighbourhood favourites such as Marmelo and Yardarm, along with a growing collection of independent stores, bakeries and wine bars that give the street its distinctive charm. Green space is close at hand too, with Wanstead Flats less than ten minutes away, providing vast open parkland for walking and leisure. A little further afield lies the Queen Elizabeth Olympic Park, with its wide landscapes, waterways and sporting facilities.

WHAT ELSE?

Leytonstone High Road station is just five minutes away, offering Overground services that connect easily across East London. For Underground links, Leytonstone station is a little over ten minutes on foot, providing fast Central line access into the City, West End and beyond. With both Overground and Underground options so close, the location is exceptionally well placed for quick and convenient travel across the capital.



A WORD FROM THE OWNER...

"Nestled on the edge of Epping Forest, Leytonstone has been our home for the past 12 years. It offers the perfect balance between city life and green, open spaces with its vibrant food and pub scene, independent shops and excellent transport links via the Central Line and Leytonstone High Road. We particularly enjoy regular visits to pubs in the area including the North Star, Red Lion and Leytonstone Tavern.

Some of our favourite local restaurants include authentic Italian pizza from Bocca Bocca, Turkish cuisine from Olive, Dim sum from Panda and Mum likes Thai."

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