

Kitchen
7'1" x 16'4"

Reception
14'8" x 8'5"

Bedroom
14'8" x 7'4"

Bedroom
9'4" x 16'4"

Bedroom
7'1" x 16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LEUCHA ROAD, LONDON

Offers In Excess Of £750,000 Freehold 3 Bed House



Features:

- 5 Mins walk to St James Street Station
- Liverpool Street Within 25 Mins
- Air Source Heat Pump
- 10 Year Build Warranty
- 2 Year Product Warranty
- High Quality Materials
- Low Cost Bills
- Bike Storage
- Freehold

An exquisite three bedroom, two bathroom victorian styled new home, just moments from St James Park and the overground Station. Behind that handsome brick frontage everything is finished to an extremely high standard, including a lovely wrap around garden.

You'll love being so near to St James Park, perfect for a pleasant stroll or picnic any time. London's largest nature reserve is also close by for weekend exploring. All your amenities are right on St James Street, where you'll also find a wealth of independent businesses at the Crate hub. You're handy for the High Street too, with its famous mile-long market and farmer's market at the top every Sunday.

REQUEST A VIEWING
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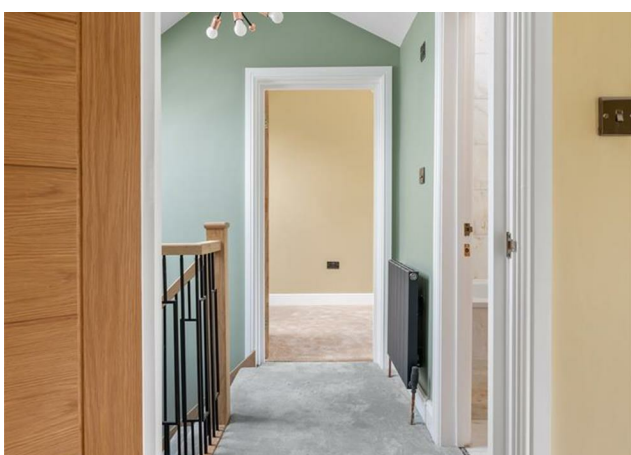
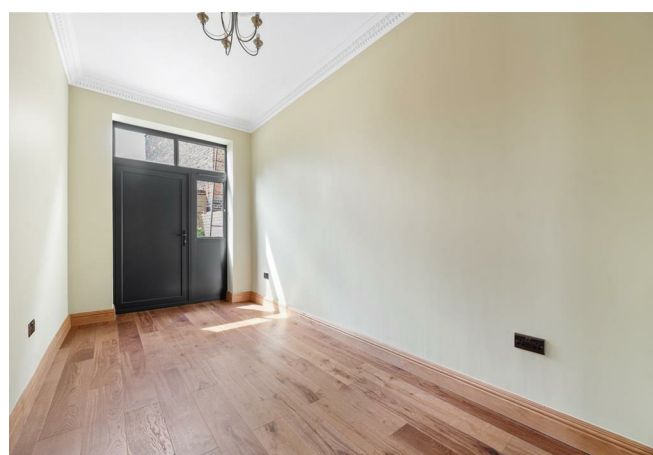
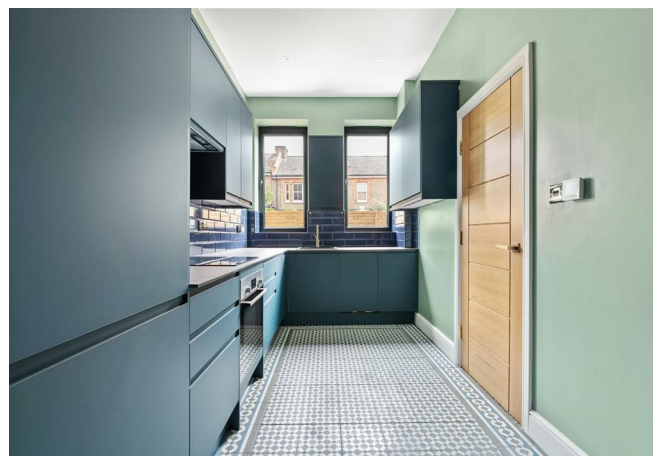
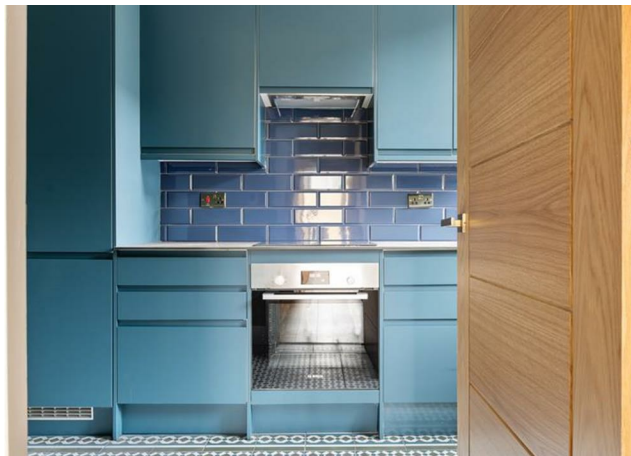
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IF YOU LIVED HERE...

You'd have all the benefits of a new build property combined with the pleasing proportions and aesthetics of the neighbouring homes, whilst enjoy the convenience of living within easy walking distance of the shops, stations and open green spaces.

This detached house is full of cutting-edge fixtures and fittings. From brand new appliances, oak wood floors, marble tiles in the bathroom to an efficient air source heat pump to keep your bills low. Everything has been carefully considered with a thoughtful monochrome colour finish throughout the property.

There are two living spaces on the ground floor and a beautiful kitchen/diner. The living room benefits from ample light aided by its south facing orientation, so provides lots of light, especially on sunny days. This fantastic relaxation and entertaining space.

Outside, there's a lovely private wrap round garden the garden provides an excellent space off from both of the living spaces, we expect the landscaping to flourish into an amazing space to unwind in.

WHAT ELSE?

- Commuters rejoice, St James Street - a four minute walk from your door- gets you into Liverpool Street in super speedy sixteen minutes. Travelling via Hackney, it's easy to hop off at Bethnal Green and explore Columbia Road Flower Market or Hackney Downs to land in the beating heart of Hackney and explore the best of this uber cool area.

- Not that you need to look beyond Walthamstow for world class entertainment and amenities. Crate St James is a cleverly curated selection of independent local businesses, here you'll find everything from coffee roasters and hairdressers to local food legends The Green Grill. Or head up to Blackhorse Road and explore the taprooms and breweries that make up 'Walthamstow Beer Mile' - there are regular live music and events here as well as an amazing range of beers (including non alcoholic tipples) and street food vendors.

- To get your nature fix, you've got some of the most glorious green spaces in the Borough within easy reach; head to Walthamstow Wetlands, a 211 hectare nature reserve and community space that hosts regular talks and activities. Follow the river South and through Walthamstow Marshes down to Hackney Marshes. This is a wonderful walk or cycle, perfect for a sunny day.



A WORD FROM THE EXPERT...

The advancements and improvements witnessed in E17 over the past few years have been nothing short of astounding.

What I find particularly delightful about working and socialising in Walthamstow is the remarkable diversity you encounter. Whether it's indulging in a cold drink down towards the brewery's at Blackhorse, a cup of coffee at L'hirondelle, taking a leisurely stroll with the dog around Walthamstow marshes, or meeting up with friends in the scenic Lloyd Park.

Niall Robinson
Land & New Homes Senior Consultant

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