

Kitchen / Reception Room  
24'11" x 13'9"

Bathroom  
8'6" x 5'8"

Bedroom  
9'3" x 9'2"

Bedroom  
13'5" x 9'7"



## CHADWICK ROAD, LEYTONSTONE

£500,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom First Floor Apartment
- Moments from Leyton Flats & Hollow Pond
- 1.3m to Leytonstone Town centre
- 1.m from Leytonstone Underground Station
- German Kitchen
- Underfloor Heating
- Oak Engineered Herringbone Flooring
- Double glazed sash windows
- 10 Year Build Warranty

This luxurious two bedroom new build apartment in a boutique development of just five apartments is spacious and light, and has a private terrace. It's in a very desirable location just moments from Leyton Flats and within easy walking distance of Leytonstone town centre and tube station.



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	

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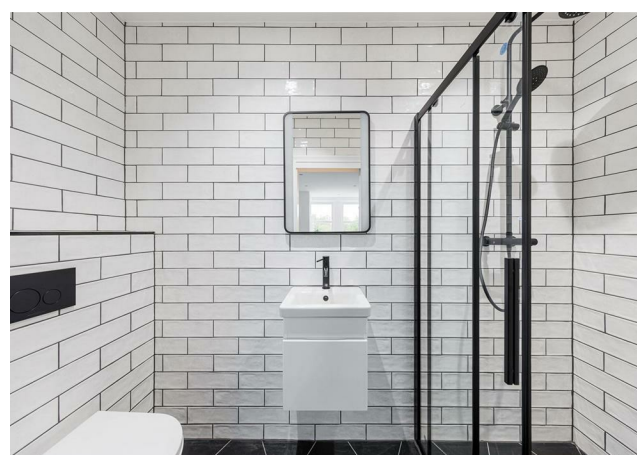
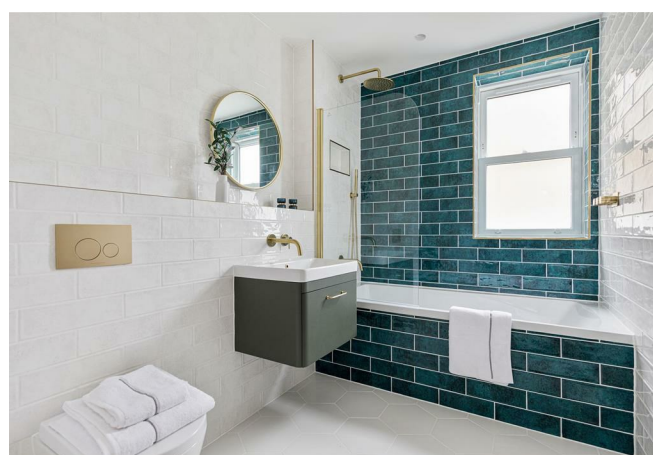
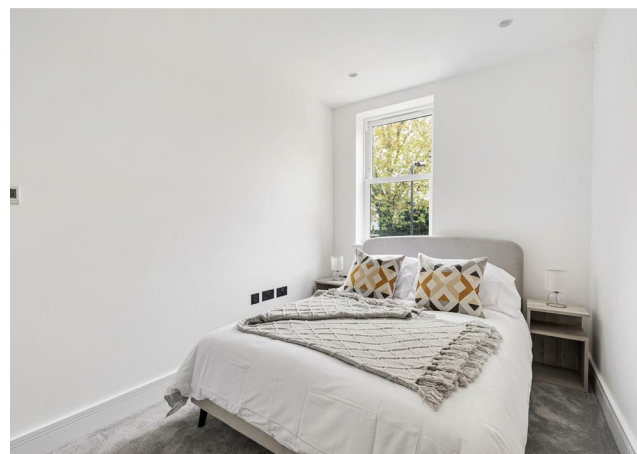
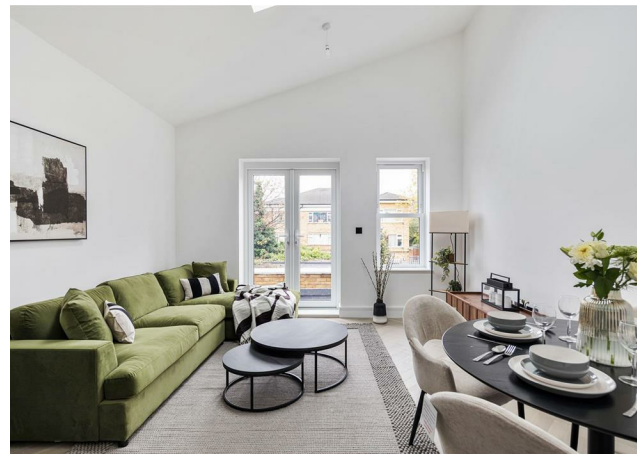
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#### IF YOU LIVED HERE...

This handsome new build development of just five apartments has the outward appearance of a substantial period house. Built with sympathetic London stock bricks that match the neighbouring buildings, and with traditional sash windows, it's an appealing addition to the street. Set back from the road behind a low brick wall the paved front yard is home to a secure cycle store, and each apartment has its own private rear terrace or balcony.

Once inside you're immediately aware this is a thoroughly modern property. Considered design and cutting-edge décor combine to create a calming ambience. Elegant double glazed windows provide plentiful natural light, maximised by white walls and woodwork and complemented by downlighters. A beautiful engineered oak herringbone parquet floor runs through the entrance hall and into the spacious open plan living room, whilst the bedrooms are carpeted for comfort. There's underfloor heating throughout. This first floor two bedroom apartment is spacious and light, with 678 square feet of internal space and a private first floor balcony accessed directly via glazed double doors from the main living space. At more than 20 ft long and with a vaulted ceiling, this room has a light and airy ambience and ample space for relaxing and dining. The high quality German fitted kitchen wraps neatly around one end of the room. This is well-equipped with a range of discreet integrated appliances, including a Bosch oven and hob, and has a breakfast bar. The whole room has

plentiful natural light thanks to a skylight, window and double doors onto the private terrace. The main bedroom suite is located at the front rear of the property. This comprises a double bedroom with a large, sunny south-east facing bay window, and an en suite shower room. The second bedrooms is also a double, and the main bathroom is a serene space with metro-tiled walls and a contemporary suite with gold-finish fittings.

#### WHAT ELSE?

- Leytonstone town centre is within walking distance and offers a wide choice of shopping and entertainment options. Leyton Flats, just a couple of minutes away at the end of your road, has grassland, woods, and Hollow Ponds, a popular local leisure destination.

- Public transport links are good, with a 15-minute walk to Leytonstone tube station on the Central Line which has direct services to Stratford, the City, the West End and beyond, and a 25-minute walk to Leyton Midland Road overground station on the Gospel Oak to Barking Line and with links to the rest of the overground and the tube network.

- There are plenty of regular bus services from nearby stops and if you're driving the M12 is just moments away, offering fast access to the north circular road and the M11. Cyclists have access to cycle Route 1 which has many car-free sections.



#### 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 Gray, 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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