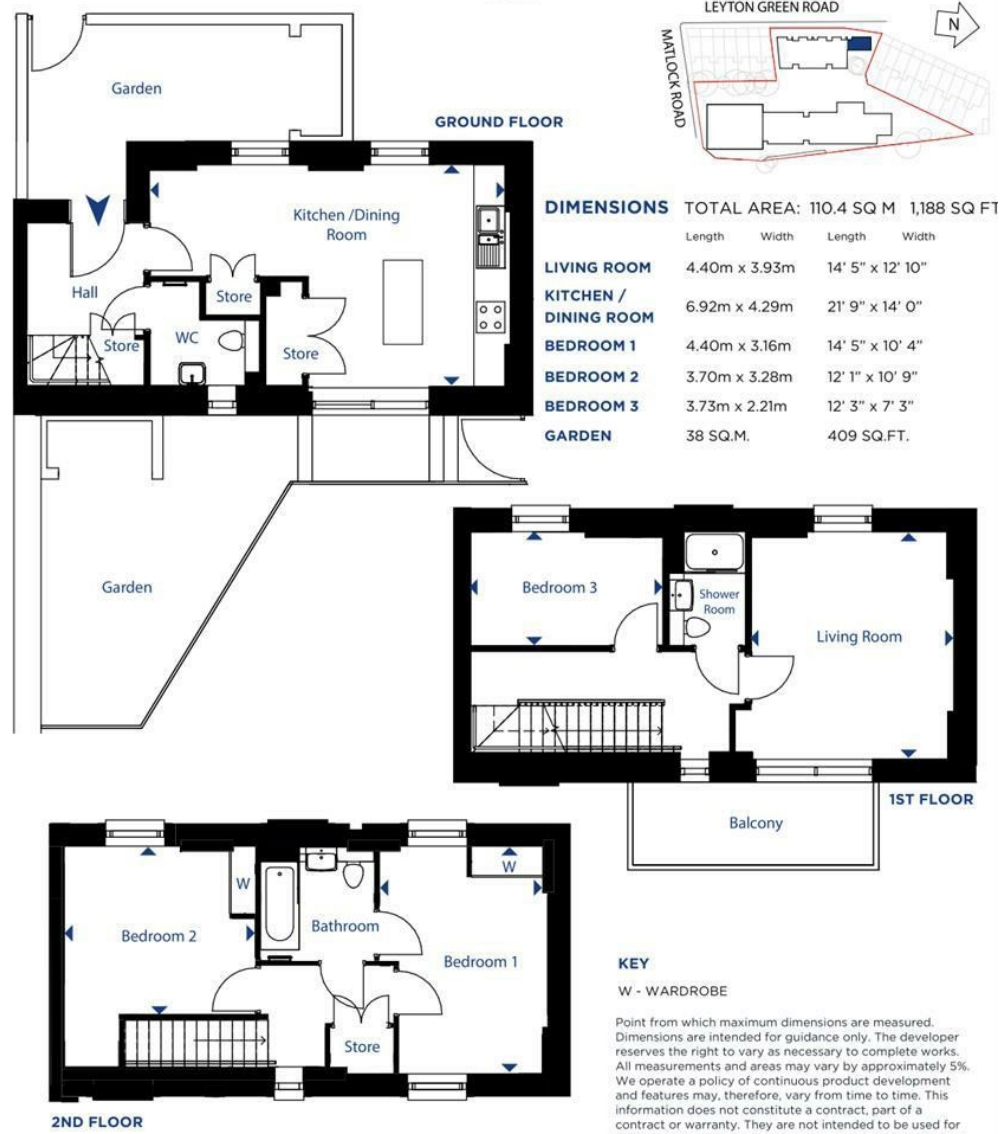


THREE BEDROOM MAISONETTE

GROUND, 1ST AND 2ND FLOOR - E0.03



DIMENSIONS TOTAL AREA: 110.4 SQ M, 1,188 SQ FT

	Length	Width	Length	Width
LIVING ROOM	4.40m	x 3.93m	14' 5"	x 12' 10"
KITCHEN / DINING ROOM	6.92m	x 4.29m	21' 9"	x 14' 0"
BEDROOM 1	4.40m	x 3.16m	14' 5"	x 10' 4"
BEDROOM 2	3.70m	x 3.28m	12' 1"	x 10' 9"
BEDROOM 3	3.73m	x 2.21m	12' 3"	x 7' 3"
GARDEN	38 SQ.M.		409 SQ.FT.	

KEY
W - WARDROBE

Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for sizes of items of furniture. Amenity space is indicative only.

THE STOW BROTHERS EST 2014
SALES/LETTINGS/NEW HOMES/MANAGEMENT

 **Leyton Green Road, London**
Offers In Excess Of £635,000 Leasehold
3 Bed Maisonette



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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



S/B

<p>→ E17 Office 236 Hoe Street E17 3AY 0203 397 9797 hello17@stowbrothers.com</p>	<p>→ E11 Office 117a High Street E11 2RL 0203 397 2222 hello11@stowbrothers.com</p>	<p>→ E4 Office 1 Bank Buildings, The Avenue, E4 9LE 0203 369 6444 hello4@stowbrothers.com</p>	<p>stowbrothers.com f @stowbrothers</p>
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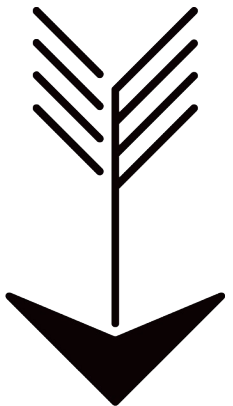
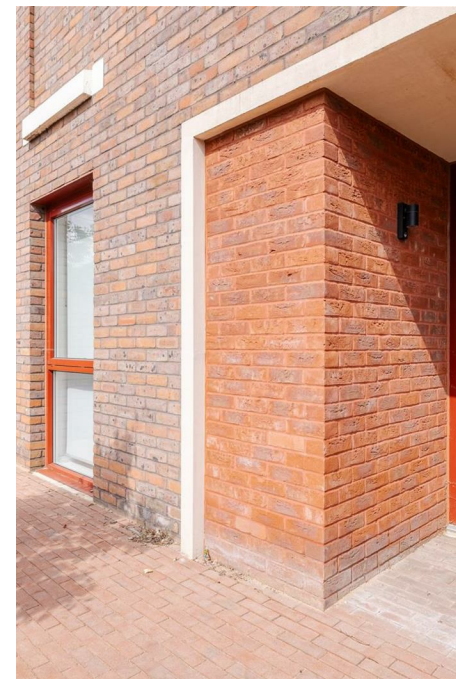
Features

- Three Bedrooms
- Arranged over Three Floors
- Mechanical Ventilation with Heat Recovery - provides fresh filtered air into a building
- Excellent Transport Links
- Air Source Heat Pumps in Each Property
- Underfloor Heating
- Walking Distance to Francis Road
- Walking Distance to Walthamstow Village
- Chain Free
- Private Communal Amenity Space to rear



A beautifully presented, three bedroom apartment in the sought after Home10 development. You have a highly specced, sleek and modern aesthetic throughout. It's all just a short walk from Leyton High Road and Leyton Midland Road station.

Brimming with high quality specifications and appliances, your impeccable home features a whole suite of enviable extras from video doorbell, underfloor heating, LED downlights, bespoke flooring, and individual air source pump.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants – the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland underground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR





➤➤ IF YOU LIVED HERE...

Step through your charming, ruby hued front door into a ground floor filled with ample storage and thoughtful details. Your home features engineered wood flooring, a blend of pendant and LED downlighting, and a sleek colour palette. Your spacious kitchen and dining room, at 305 square feet, offers a contemporary open layout with smooth pearl grey, handleless cabinets, home to integrated AEG fridge, freezer, and dishwasher below pristine Caesarstone countertops. A generous island takes centre stage, while the AEG electric oven and ceramic hob are complemented by a stylish stainless steel splashback and an Electrolux integrated extractor hood. A WC completes your ground floor, with ceramic floor tiles and chrome mixer tap.

Upstairs, the first floor welcomes you with a bright living room spanning 185 square feet, offering balcony access for serene views of your leafy surroundings. Bedroom one is next door, with abundant natural light and plush, grey twist tile carpeting. The stylish bathroom on this floor features the same tiling as your downstairs WC, along with a separate glass and chrome shower compartment. On the second floor, you have two additional bedrooms, with a handy Jack & Jill bathroom in between, continuing the downstairs design aesthetic. In here you have a large, thermostatic shower and bath combination with the same well crafted tiling.

Your new surroundings couldn't be any more ideal. Leyton High Road, just a quick ten minute walk away, features local favourites like the much loved coffee shop, Perky Blenders, and Gravity Well Taproom, a relaxed, dog friendly spot offering craft beers. Leyton Midland Road station itself is conveniently located just ten minutes away, and with a simple change at Blackhorse Road for the Victoria line, you can reach King's Cross in approximately fifteen minutes, ensuring a seamless commute. Looking to unwind in nature? Epping Forest and Hollow Ponds are less than a twenty minute walk away.

WHAT ELSE?

- You have a private, 400 square foot garden, perfect for entertaining and enjoying fresh air.
- A secure, communal cycle storage area provides peace of mind for cyclists, so you can enjoy East London's growing network of cycle paths.
- Keep fit at Leyton Leisure Centre, a family friendly sports centre, just a five minute walk away.

