



Total Area: 66.7 m² ... 718 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



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	

CHADWICK ROAD, LONDON

Asking Price £450,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Penthouse Apartment
- Moments from Leyton Flats & Hollow Pond
- Close to Leytonstone Town centre
- 15 min walk from Leytonstone Underground Station
- German Kitchen
- Underfloor Heating
- Oak Engineered Herringbone Flooring
- Double glazed sash windows
- 10 Year Build Warranty

This fantastic one bedroom penthouse apartment is a unique property. Occupying the whole second floor of a luxurious new development of just five apartments it's unusually spacious and has two private balconies. It's in a very desirable location just moments from Leyton Flats and within easy walking distance of Leytonstone town centre and tube station.

REQUEST A VIEWING
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IF YOU LIVED HERE...

This is a spacious one bedroom apartment set within a new build development. The outward appearance is of a substantial period house. Built with sympathetic London stock bricks to 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 fabulous one bedroom penthouse is an exceptional property. Not only is it unusually spacious for a one bedroom apartment at 718 sq ft, but it also has two private balconies. The layout wastes no space, with the open plan living room to one side of the central hallway and the main bedroom suite to the other. Both rooms have glazed sliding double doors onto their own balcony.

The open plan living room is more than 20 ft long has a light and airy ambience, with three skylights to maximise natural light. There's lots of space for lounge and dining areas, and a well-equipped high quality German fitted kitchen lines the rear wall, housing a range of discreet integrated appliances including a Bosch oven and hob. The whole room has plentiful natural light thanks to a skylight, window, and double doors onto the private terrace.

The main bedroom suite comprises a large double bedroom and an en suite bathroom with metro-tiled walls and a contemporary suite with gold-finish fittings.



WHAT ELSE?

- Leytonstone town centre is within easy walking distance, offering 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 A12 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.

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