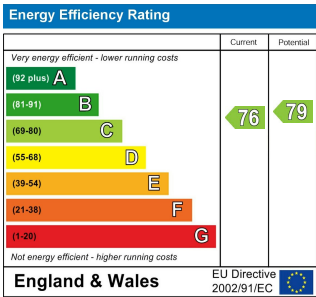
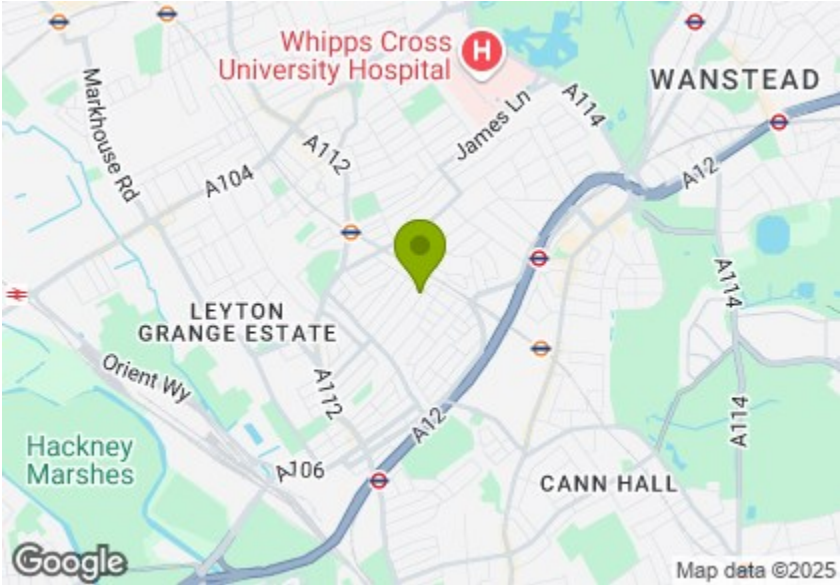


Albert Road, E10
Approx. Gross Internal Area 688 Sq Ft - 63.92 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com



ALBERT ROAD, LEYTON

Offers In Excess Of £510,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- First Floor Flat
- Abrahams Style
- Two Bedrooms
- Private Rear Garden
- Dining Room
- Beautifully Presented
- Close to Francis Road
- 688 sq ft

A stylish, immaculately presented, two bedroom, first floor apartment with beautiful interior design features and a private, patio garden. All just moments away from vibrant Francis Road, Leytonstone station and lush, green Wanstead Flats.

Your new local will be the Heathcote and Star, a friendly gastropub with the largest beer garden in Leytonstone, hosting regular social events, including stand up comedy, live music and DJ sessions.

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E17 & E10
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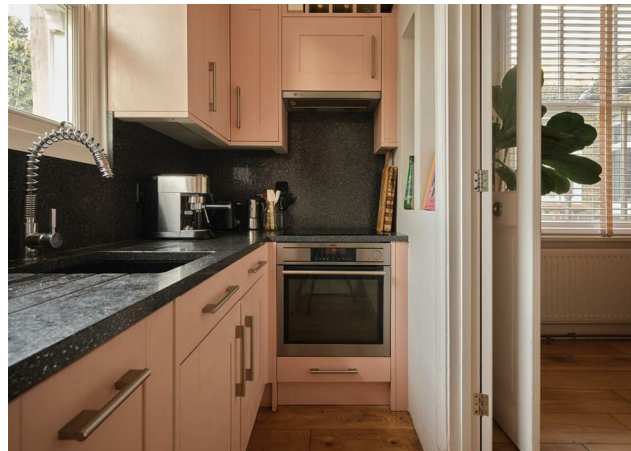
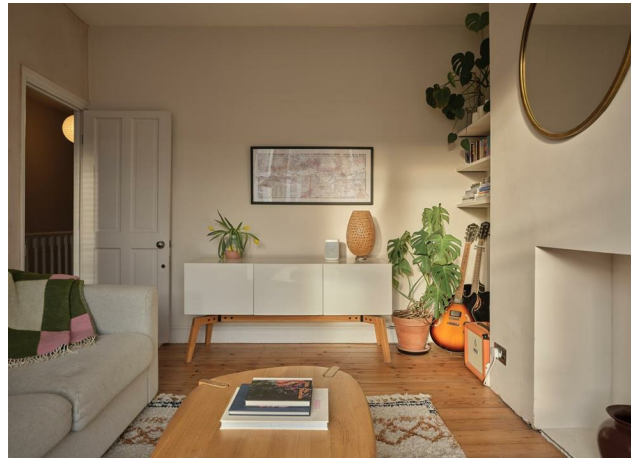
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IF YOU LIVED HERE...

Your 125 square foot reception room is home to a bright bay, fitted with double glazed wooden sash windows, as throughout. There's also a decorative sealed hearth with bespoke alcove shelving on either side. Beautifully restored timber floorboards run underfoot and continue into the second bedroom at the front, currently in use as a music room and guest sleeper. Moving to the rear, the principal bedroom is home to built in wardrobes and drawers. There's still more storage in the hallway, as well as access to a large boarded loft.

Next you'll arrive in your bathroom, where there's a backlit mirror, modern white suite and a shower over the tub. There's also a handy utility corner with a ceiling mounted laundry rack and custom made worktops and cupboards. Finally you'll come to your spacious dining room and kitchen, connected via internal bifold doors. Split level flooring defines the two areas and the kitchen is lined with dusty pink cabinets, brass fixtures and fittings, dark granite worktops and integrated appliances.

Your new home is right in the middle of two stations, both just a ten minute walk away. From Leytonstone station you can catch the rapid Central line through to Liverpool Street in seventeen minutes and Oxford Circus in twenty seven. The newly christened Suffragette overground line runs from Leyton Midland Road

station, connecting you directly with Walthamstow Queen's Road, Blackhorse Road and Wanstead Park. It's also only five minutes on foot to vibrant Francis Road, a pedestrianised street lined with boutique shops, coffee houses and one of the few remaining record stores in London, Dreamhouse Records.

WHAT ELSE?

- You'll never tire of eating at Loop restaurant on Francis Road. As the name suggests, talented chefs are showcased with short term residency, so the delicious menu is constantly changing and evolving.
- Don't forget your 660 square foot private, rear garden. A relaxing oasis of patio, flower beds and footpath that's surrounded by solid timber fencing. For even more greenery, the open playing fields and scenic footpaths of Wanstead Flats are less than a mile from your front door.
- At Arch Deli and Bar, close to Leytonstone station, you can stock up on fresh, artisanal produce or sit in with a glass of the finest wine in their intimate bar area.



A WORD FROM THE OWNER...

"We have loved our time here on Albert road. The flat has a unique charm and character while the fitted kitchen, double glazed sash windows and decorating throughout give it a modern yet homely feel. The loft space along with the built-in storage units in the bedroom and hallway have been a dream, allowing us to live clutter free and keep the second room free for guests. Being only a few minutes from Francis Road and our favourite local spot Filly Brook has been the perfect location for us, the area also has a great community feel so we hope to not be moving too far when we leave."

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Reception Room

12'1" x 10'9"

Kitchen

8'10" x 4'7"

Dining Room

11'5" x 9'6"

Bedroom

8'10" x 5'10"

Bedroom

11'5" x 9'10"

Bathroom

Garden

35'1" x 19'0"



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