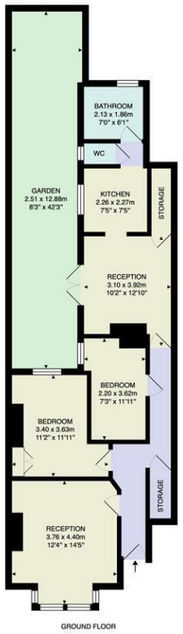


Total Area (Excluding Garden): 69.8 m² ... 752 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
12'4" x 14'5"

Bedroom
11'1" x 11'10"

Bedroom
7'2" x 11'10"

Reception
10'2" x 12'10"

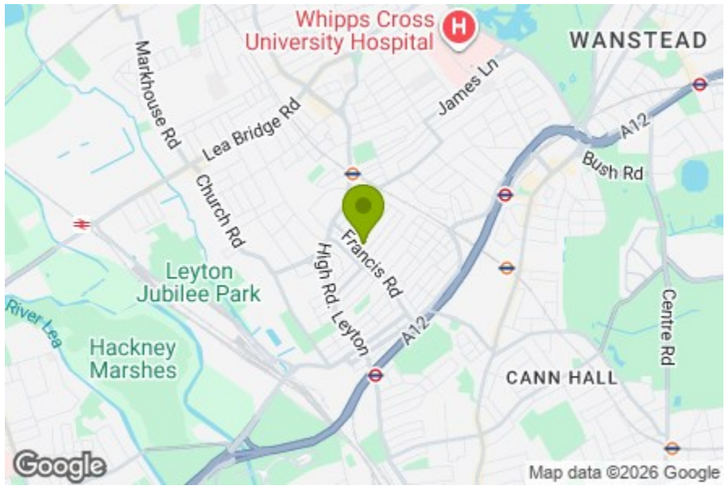
Storage

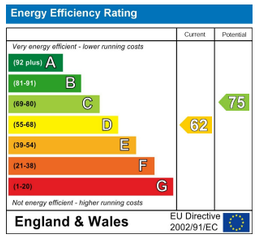
Kitchen
7'4" x 7'5"

WC

Bathroom
6'11" x 6'1"

Garden
8'2" x 42'3"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT

MORLEY ROAD, LEYTON

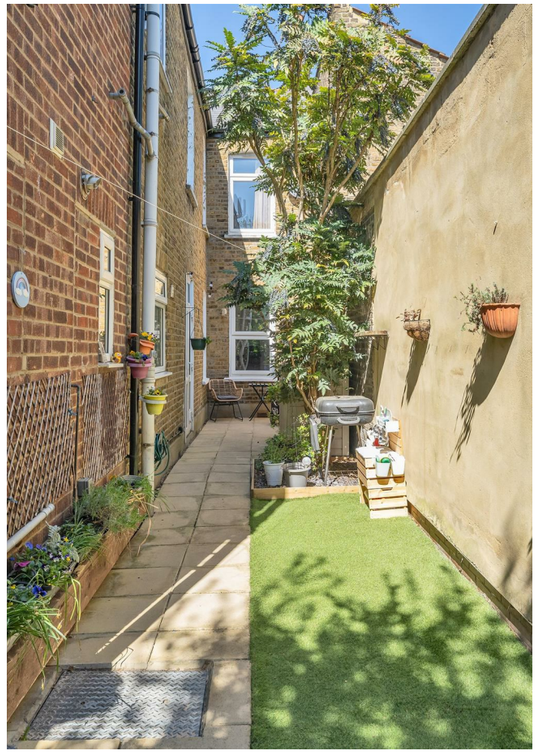
Offers In Excess Of £470,000 Leasehold
2 Bed Flat

Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Well Presented
- Private Garden
- Over 750 Sq Ft
- Quiet Residential Street
- Next to Francis Road

A well presented two-bedroom Victorian ground floor flat on a quiet residential street in Leyton, just moments from Francis Road's much-loved run of independent shops, cafés and neighbourhood favourites. With over 750 sq ft of space, two reception rooms, a private garden and a thoughtful layout, it offers a lovely balance of period character, everyday ease and local connection.

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'd step into a welcoming hallway, with the front reception sitting at the bay-fronted end of the plan. It's a bright, comfortable room with wood flooring, soft neutral walls and a calm, pared-back finish, creating a lovely first living space with plenty of natural light.

There are two bedrooms positioned through the middle of the home, with the larger bedroom overlooking the garden. The second bedroom sits just off the hallway, while useful storage is built into the layout. Further along, the second reception forms the heart of the home, offering another relaxed living or dining space with doors opening directly onto the private garden.

The kitchen is set just beyond the rear reception, keeping it nicely connected to the living space, while the bathroom and separate WC sit towards the back of the plan. Outside, the garden stretches away from the house, giving you a peaceful patch of private outdoor space for morning coffee, summer lunches and a little planting.

WHAT ELSE?

· Francis Road is just around the corner, with neighbourhood favourites including Phlox Books and Yardarm close by.
· Leyton Midland Road and Leyton Underground are both within easy reach, giving you strong connections across East London and beyond.
· Coronation Gardens is nearby, offering green space, ornamental gardens, a maze and the borough's last surviving bandstand

WORD FROM THE OWNER...

"We moved into the flat seven years ago and have loved living here and in this part of Leyton. It's been a great home for our family. The area is brilliant, the people are really friendly and we have everything we need in walking distance. Over the years we've made use of all the great local parks, pubs, coffee shops and restaurants. We will be really sad to leave but the time has come to move closer to family."