



Reception  
15'10" x 12'11"

Bedroom  
9'10" x 10'11"

Bathroom  
5'5" x 7'10"

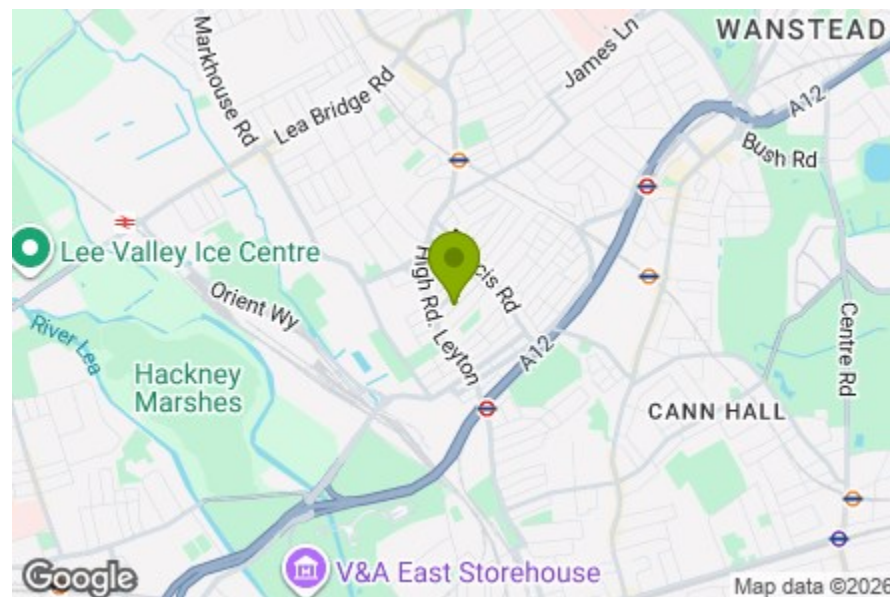
Kitchen/Diner  
10'3" x 12'11"

Bedroom  
15'11" x 15'6"

Eaves Storage

Eaves Storage

Total Area (Excluding Eaves Storage): 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup>  
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.



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A (92 plus)                                 |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| 65  | 73        |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |



## TYNDALL ROAD, LEYTON

Offers In Excess Of £490,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Beautifully Presented
- Share Of Freehold
- 877 sq ft
- Eat in Kitchen Diner
- Francis Road Location

A beautifully presented two bedroom apartment in a sought-after pocket of Leyton, just moments from the much-loved Francis Road. Offering around 877 square feet of living space and a share of the freehold, this thoughtfully arranged home pairs generous proportions with a calm, welcoming feel. Independent cafés, neighbourhood shops and leafy green spaces are all close at hand, making this a particularly appealing part of East London to call home.

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#### IF YOU LIVED HERE...

Step inside and the sense of space is immediately clear. Your main reception room stretches over fifteen feet in length, a bright and comfortable living space with plenty of room for relaxing or entertaining. Large windows draw in plenty of natural light, giving the room a warm and airy feel. Just beyond, the eat-in kitchen diner offers a sociable setting for day-to-day life. At over twelve feet in length there's ample space for cooking and dining, with a layout that keeps everything feeling practical and well arranged.

The first of your two bedrooms sits just behind the reception, a comfortable double finished in calming pale blue tones. The bathroom is positioned nearby, a bright and practical space for everyday use. Upstairs, the second bedroom occupies the upper floor, measuring over fifteen feet in length and accompanied by useful eaves storage. It's a generous and versatile space that could work equally well as a bedroom, studio or home working area.

#### WHAT ELSE?

Francis Road is just moments away, a popular neighbourhood high street known for its independent cafés, bakeries, wine bars and small shops.

Leyton Midland Road station is within easy walking distance for Overground services, while Leyton station connects you to the Central Line for quick journeys into the City and West End.

Nearby green spaces include Coronation Gardens, Hackney Marshes and the expansive Queen Elizabeth Olympic Park, all within easy reach for walks, cycling and outdoor recreation.



#### A WORD FROM THE OWNER...

"I am truly heartbroken to leave this flat. Some of the best years of my life have been in this flat - I lived with some of my best friends here, started my own business here and fell in love here. Leyton has grown and changed with me in the years I've live here and the neighbourhood has blossomed since I first moved here back in 2017. Popular Francis Road is a stones throw away and I go there for coffee, wine, the Saturday food market and of course my Pilates studio. Leyton midland now has buzzy food and drink scene so I'm often there on the weekends too. And of course the Olympic Park and Hackney Marshes/Hackney Wick are a short walk away - perfect for lazy strolls and drinks by the canal in the summer. My life in Leyton and in this flat will be one I'll miss but it's time to move on and hopefully start a family and the next chapter of my life."

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