

Reception  
10'8" x 10'5"

Kitchen  
11'0" x 6'3"

Bathroom  
7'6" x 4'11"

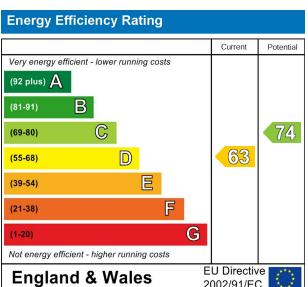
Bedroom  
10'8" x 10'5"

Bedroom  
8'0" x 7'10"

Garden  
26'2"

Ground Floor

Total Area: 53.0 m<sup>2</sup> ... 571 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## KETTLEBASTON ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Own Front Door
- Well Presented
- Own Section of Rear Garden
- Close Proximity to Lea Bridge Road station
- Close Proximity to The Marshes

A thoughtfully arranged two-bedroom ground floor flat on Kettlebaston Road, set between Leyton Jubilee Park and the open expanse of the Marshes. With your own front door and section of rear garden, this is a well-connected but peaceful pocket of Leyton, within easy reach of Lea Bridge Road station.

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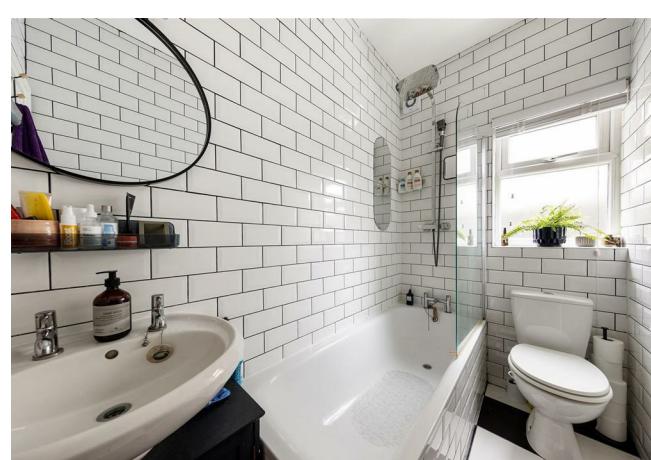
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#### IF YOU LIVED HERE...

You would enter into a well-proportioned home laid out across one level. The front reception room is calm and welcoming, with large windows drawing in plenty of natural light and a characterful fireplace adding a focal point.

Both bedrooms sit just off the central hallway. The principal bedroom is a comfortable double, while the second is neatly sized and thoughtfully positioned. To the rear, the kitchen is finished with timber worktops and clean, simple cabinetry, leading out to your section of garden. The bathroom is smartly presented with metro tiling and a fresh, understated look.

Outside, your private stretch of garden offers space for a table and chairs, raised beds and planting. It feels tucked away and gives you that welcome connection to the outdoors, especially in the warmer months.

#### WHAT ELSE?



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

"What I love most about the flat is the connection to the outside. In the morning the living room is drenched with sunlight. In the evenings our privatised south-west facing garden captures the long summer evenings (which are a treat!). There are loads of coffee shops, cafes, pubs, restaurants and nick-nack shops in the area with Chatsworth road and Francis road only 15 mins walk away. The flat is also ideally situated next to Hackney and Walthamstow marshes where you can get back to nature and enjoy a stroll along the canal or visit the horses at the local stables. Jubilee park is also on our doornself or if you looking to go a little further the olympic park is just 8 minutes cycle away where you can enjoy an amazing swimming pool, velodrome and Westfield. The flat also benefits from easy transport links into central via Leytonstone station (central line), Walthamstow Central (Victoria line) or Lea Bridge (Overground). This is a great home for first time buyers or family looking for a little community in central London"

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Lea Bridge station is a short walk away, offering Overground services to Stratford and Tottenham Hale, making commuting straightforward.

The wide open spaces of Walthamstow Marshes and the River Lea are close by, perfect for weekend walks or cycling along the towpath.

Francis Road is within easy reach, home to independent favourites such as Marmelo Kitchen and Yardarm, alongside a mix of local shops and cafés that give this part of Leyton its friendly feel.