THE STOW BROTHERS

Total Area: 54.6 m² ... 588 ft² (excluding cellar, crawl space) // 102.4m² ... 1102 ft² (including cellar, excluding crawl space)

All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room
15'5" x 17'9"

Bedroom
10'11" x 11'7"

Bedroom
6'0" x 10'5"

Bathroom
5'0" x 9'11"

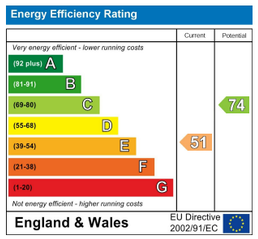
Garden
approx. 9'6" x 28'2"

Crawl Space

Cellar
13'10" x 11'9"

Cellar
21'5" x 19'3"

Cellar
20'8" x 4'9"



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CHADWICK ROAD, LEYTONSTONE

Offers In Excess Of £525,000 Share of Freehold

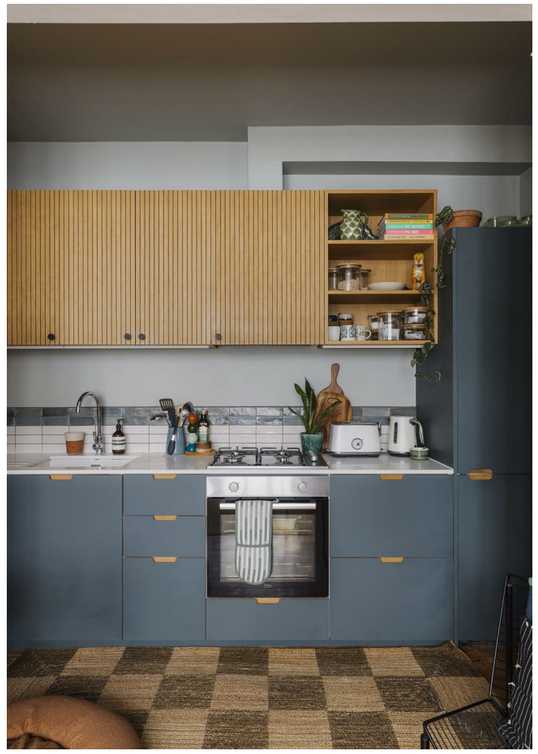
2 Bed Flat

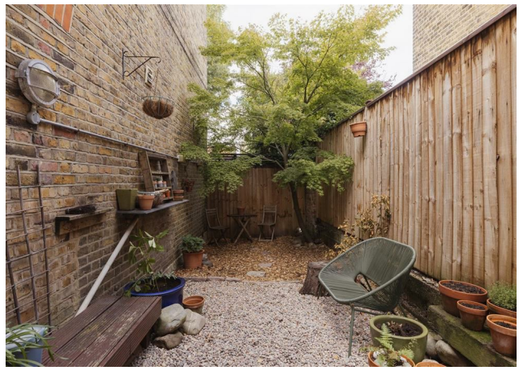
Features:

- Two Bedroom Flat
- Ground Floor
- Private Garden
- Immaculately Presented Throughout
- Plenty Of Original Features
- Open Plan Kitchen And Reception
- Modern Bathroom
- Large Cellar
- Desirable Upper Leytonstone Location
- Short Walk To Leytonstone Central Line Station

A characterful two bedroom ground floor flat in Upper Leytonstone, immaculately presented throughout and full of original detail. With a private garden, generous open-plan living space and an unusually large cellar below, there's plenty here to set it apart, while Leytonstone's cafés, pubs and Central line station are all close by.

REQUEST A VIEWING
0203 397 2222





IF YOU LIVED HERE...

The open-plan kitchen, dining and reception room is a wonderfully inviting space, with high ceilings, original floorboards and a broad bay window drawing in plenty of natural light. Soft neutral walls sit alongside deep blue kitchen cabinetry, contrasting worktops and open shelving, while there's ample room to relax and dine without either area feeling compromised. From here, the hallway leads to two bedrooms. The larger is finished in warm blush tones with original floorboards, Iron fireplace, fitted wardrobe rails and fitted shelving, while the second has its own distinct character, with patterned wallpaper and timber cabinetry. The modern bathroom is equally thoughtfully finished, pairing a bath and an overhead shower above with hand painted patterned tiling and a walnut vanity.

The larger bedroom opens directly onto the private rear garden, a tucked-away outdoor space with a gravelled finish and mature planting overhead. There's also useful side access to the garden via the shared driveway, adding another practical touch to the ground floor layout. Downstairs, the cellar is a real bonus. Extending beneath much of the flat and divided into several areas, it provides a considerable amount of additional space beyond the main accommodation. Altogether, the home feels warm, individual and carefully looked after, with original timber doors, wooden floorboards and period detailing sitting naturally alongside the more contemporary updates.

WHAT ELSE...?

Upper Leytonstone puts you close to some excellent local favourites, including Leytonstone Tavern and San Marino, with plenty more cafés, pubs and places to eat around the High Road.

Hollow Ponds is close by, putting Epping Forest's woodland, walking routes and open water within easy reach whenever you fancy some time outdoors.

Leytonstone Underground Station is a short walk away, putting the Central line within easy reach for straightforward connections across London.

A WORD FROM THE OWNER...

"We've absolutely loved doing life at Chadwick Road. This was our first time buying and we feel so lucky to have made it our home. It's also where we've grown our little family — we moved in just us two and will be leaving with our dog and 1yr old, so there are a lot of special memories here.

We've had fun doing some renovations over the years, but the beautiful floorboards, wooden doors and original features will always be the real draw. The basement has been our laundry room / gym / barber shop / chill out den, plus storage for our bikes, camping and climbing gear — oh, and the kayak. Having that extra space has been invaluable to us.

Our little courtyard garden is ideal for a morning cup of tea in the slice of sunshine it gets — but mostly a great place for Woody to bark at his mates.

Upper Leytonstone is a perfect location too. Hollow Ponds at the end of the road for daily dog walks, friendly local shops and lovely family run Out of the