



Total Area: 57.5 m<sup>2</sup> ... 618 R<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only

- Reception Room  
12'5" x 13'10"
- Bedroom  
7'6" x 11'7"
- Bathroom  
5'3" x 9'3"
- Kitchen  
10'6" x 7'10"
- Bedroom  
10'6" x 17'10"
- Cellar
- Garden  
19'0" x 49'2"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## COLWORTH ROAD, LEYTONSTONE

Offers In Excess Of £525,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Period Conversion
- Ground Floor
- Landscaped Private Garden
- Period Features Throughout
- Recently Renovated Bathroom
- Side Access
- Cellar
- Close to Leytonstone Tube
- Upper Leytonstone Location

A characterful two-bedroom period conversion set on the ground floor in a sought-after Upper Leytonstone location, close to Leytonstone tube and the neighbourhood's much-loved cafés, pubs and green spaces. With a landscaped private garden, side access, cellar and beautifully kept interiors, this is a home with warmth, style and real everyday ease.

REQUEST A VIEWING  
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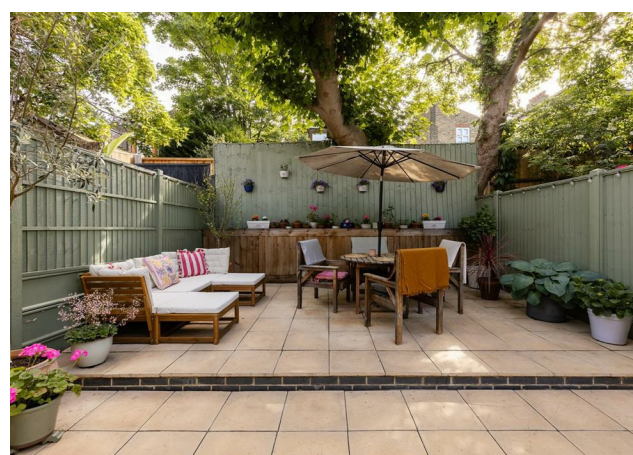
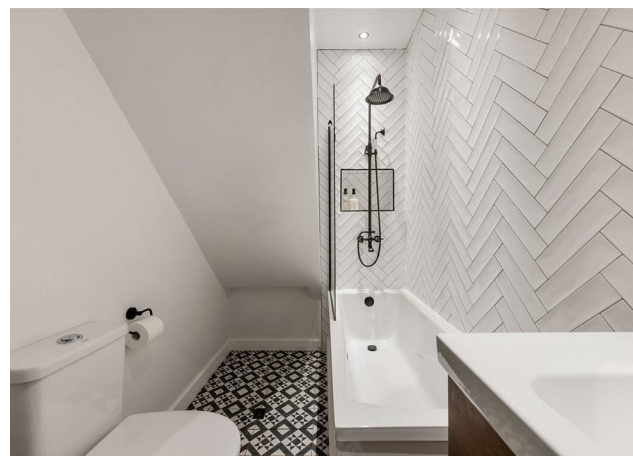
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**IF YOU LIVED HERE...**

You'll step into a welcoming front reception room, where polished wood flooring, a bay window, picture rails, ornate cornicing and a handsome fireplace bring plenty of period charm. The room feels calm and considered, with space to relax, dine and host. Along the hallway, the kitchen is neatly arranged with timber worktops, white cabinetry and a side-facing window bringing in natural light, while the recently renovated bathroom has been finished with herringbone wall tiling, patterned flooring, brass details and a bath with overhead shower.

There are two well-proportioned bedrooms, with the principal bedroom set peacefully to the rear and opening directly onto the landscaped private garden through French doors. Out here, the paved terrace is beautifully styled for outdoor dining and lounging, with mature planting, leafy borders and a tucked-away feel. The second bedroom is also well proportioned, with the same calm, considered finish found throughout the home, while side access and a cellar add welcome practicality.

**WHAT ELSE?**

Leytonstone tube is within easy reach, placing the Central line close by for swift connections towards the City, Stratford and the West End.

Upper Leytonstone is a lovely spot for local life, with cafés, pubs and independent favourites nearby, along with the open green spaces of Hollow Ponds and Wanstead Flats for weekend walks.

The property is offered with period features throughout, a private garden, side access and cellar storage, all set within a handsome period building.



**A WORD FROM THE OWNER...**

"We've loved our time in this flat and the surrounding area of Upper Leytonstone, with its cafés, restaurants, bars, and pubs, as well as excellent transport links via the Central Line. There are wonderful outdoor amenities such as Hollow Ponds and Epping Forest right on the doorstep. The neighbourhood is quiet and residential, yet benefits from a friendly local café and convenient corner shops. The property itself is end-of-terrace with side access to the rear garden, perfect for cyclists or pets, and comes with no service charge and minimal ground rent. Inside, the flat offers period charm throughout whilst also being a functional space with excellent storage. The private garden and bathroom have both been recently refurbished and we've decorated the flat throughout. We've been lucky to have wonderful neighbours and will be sad to leave."

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