

Ground Floor

Total Area: 33.8 m² ... 364 ft²

All measurements are approximate and for display purposes only

Reception Room
14'1" x 10'0"

Kitchen
6'2" x 5'7"

Bathroom
8'8" x 4'10"

Bedroom
10'11" x 10'4"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

1 ESSEX ROAD SOUTH, LEYTONSTONE Offers In Excess Of £200,000 Leasehold 1 Bed Flat



Features:

- One Double Bedroom Flat
- Chain Free
- Ideal First Time Buy
- Close to Transport Links
- First Floor
- Close to Hollow Ponds

A bright one bedroom first floor apartment in South Leytonstone, offered chain free and well placed for transport links and the open greenery of Hollow Ponds. An ideal first time buy, it offers a simple layout and a well connected setting with plenty close at hand.

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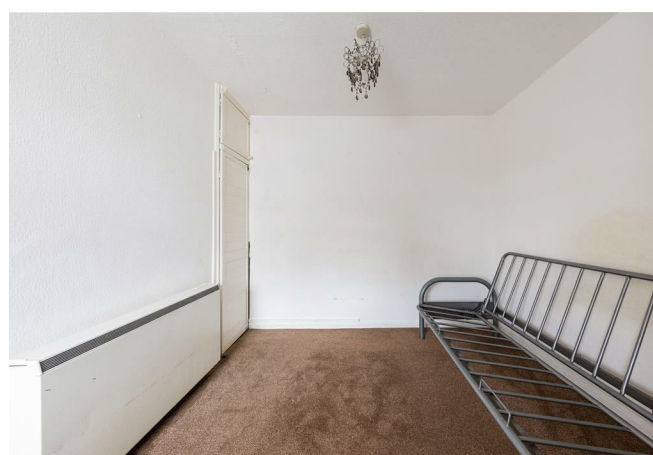
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IF YOU LIVED HERE...

You'd step straight into the main living space, with the kitchen set separately and the rooms arranged in a practical, no fuss layout. Natural light keeps the flat feeling airy, while the bedroom is a genuine double with good proportions and enough space to settle in comfortably. The bathroom is set off the main accommodation, keeping everything straightforward and easy to use day to day.

This is a home that feels easy to live in from the outset, whether you are buying for the first time or

looking for a well placed East London base. With Hollow Ponds nearby for weekend walks and local transport links close at hand for the working week, you have a good balance of calm and connection here.

WHAT ELSE?

Local transport links are close by, making it easy to get across East London and into the City. Hollow Ponds is within easy reach for waterside walks, open greenery and a change of pace at the weekend.

The flat is offered chain free, which should help keep the move more straightforward.



A WORD FROM THE EXPERT..

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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