



Kitchen/ Reception Room
19'10" x 12'5"

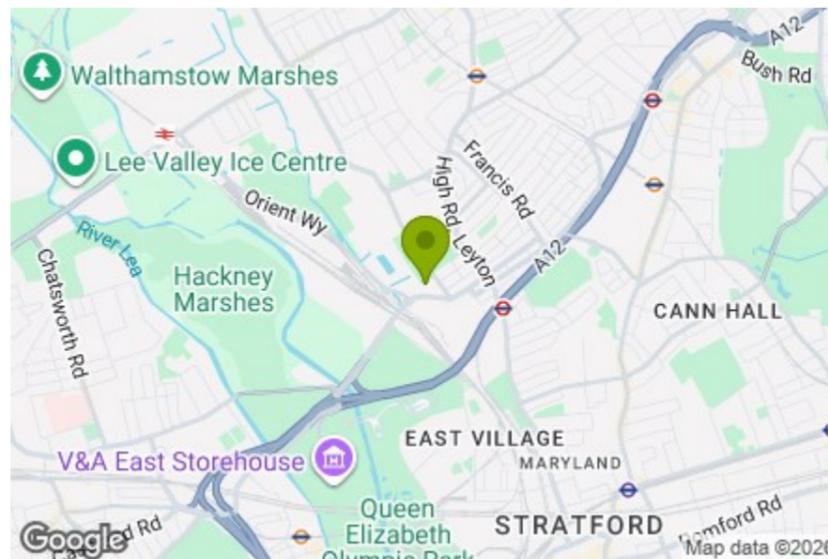
Balcony
12'2" x 5'9"

Bedroom
12'9" x 10'0"

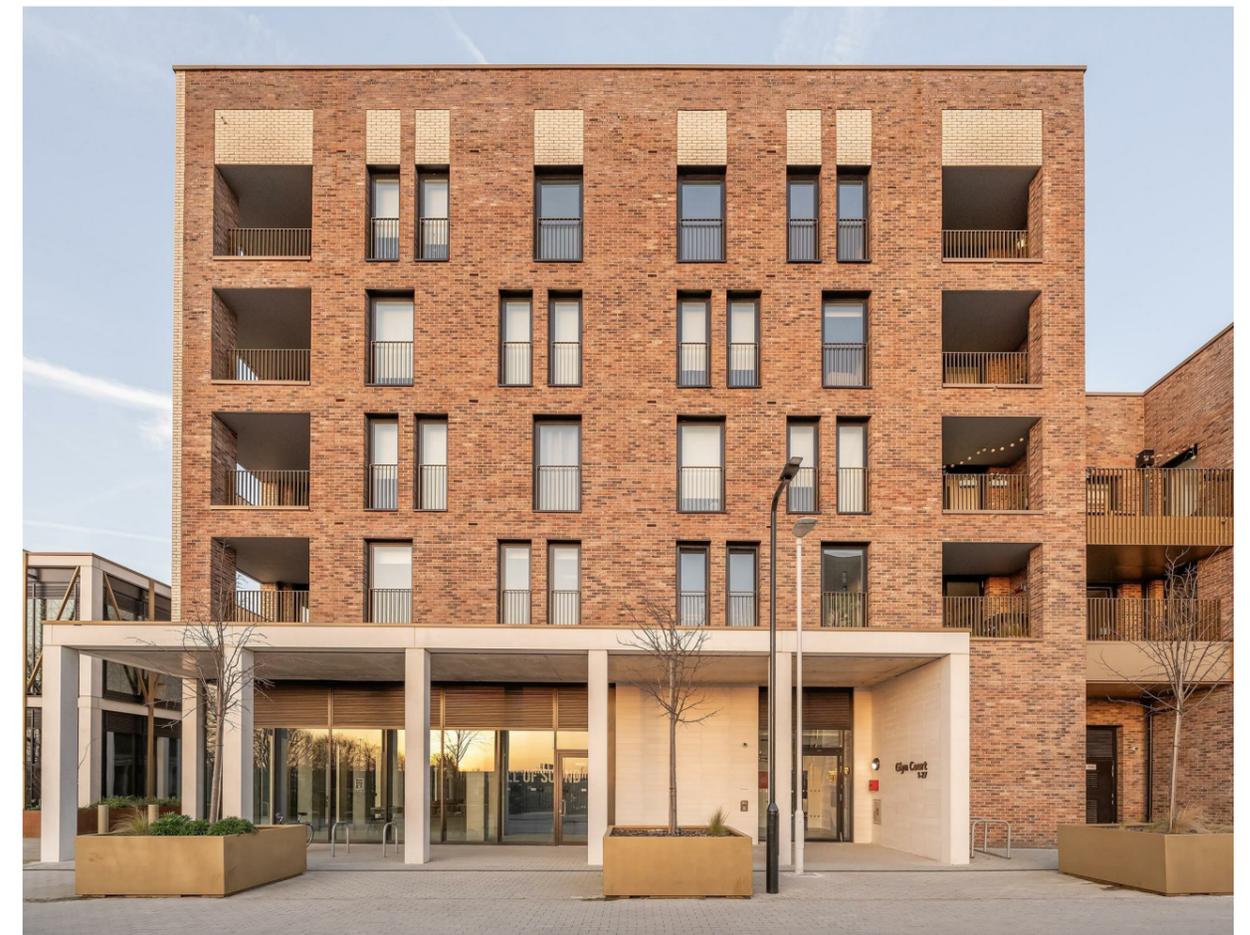
Bathroom
7'2" x 6'8"

4th Floor

Total Area: 55.1 m² ... 593 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	



AUCKLAND ROAD, LEYTON

Guide Price £400,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Fourth Floor
- Immaculately Presented
- Bike Storage
- Stunning Views

A bright and beautifully maintained one bedroom apartment, set on the fourth floor of a contemporary Leyton development, with a private south-facing balcony and far-reaching views across the neighbourhood. Just moments from Leyton Underground and within easy reach of the Olympic Park and Francis Road, this is modern living in a well-connected East London setting.

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IF YOU LIVED HERE...

Inside, the wonderfully light open plan kitchen and reception room unfolds with warm-toned flooring running underfoot, creating a natural flow between cooking, dining and relaxing. The kitchen is thoughtfully arranged, with sleek cabinetry, integrated appliances and clean lines that keep the overall look calm and uncluttered. There's ample room for a dining table as well as a comfortable seating area, making it just as suited to quiet evenings in as it is to having friends over.

The south-facing balcony extends your living space outdoors. From this elevated position on the fourth floor, you'll enjoy a real sense of openness, with wide views and plenty of daylight throughout the day. It's a lovely spot for a morning coffee or a slow wind-down at the end of the day, with enough space for seating and planting.

The bedroom is peaceful and well-proportioned, with soft carpeting and built-in storage keeping things streamlined. The

bathroom is finished in a contemporary style, with large format tiling and an over-bath shower. Additional storage from the hallway helps keep day-to-day living effortlessly organised. The building itself is secure and well kept, with bike storage and landscaped communal areas adding to the sense of considered design.

WHAT ELSE?

Leyton Underground is just a short walk away, connecting you directly to the City and West End via the Central line. Stratford is also close by for the Elizabeth line and wider rail links. The Olympic Park, East Bank, and Hackney Marshes are all within easy reach, offering open green space, cultural venues and waterside walks.

Francis Road is a stroll away, known for its independent spirit, from Yardarm to Phlox Books and Dreamhouse Records, alongside much-loved cafés and neighbourhood spots.



A WORD FROM THE OWNER.....

"Thanks to the floor-to-ceiling windows, the flat feels very bright and airy all year-round, with peaceful views over the nearby allotments. It's ideally located just five minutes from the Olympic Park and ten minutes from Hackney Marshes, which means you're never far from green space. The building is safe and friendly, with a great sense of community, an internal garden, and great facilities in the development including a nursery and sports centre."

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