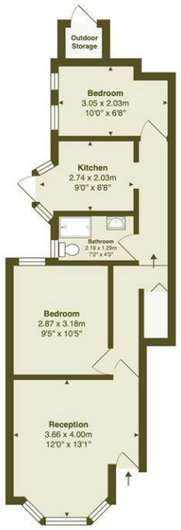
THE STOW BROTHERS



Garden Approx. 10.15m x 2.85m



Ground Floor

Total Area (Excluding Outdoor Storage): 45.6 m² ... 491 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception Room
12'0" x 13'1"

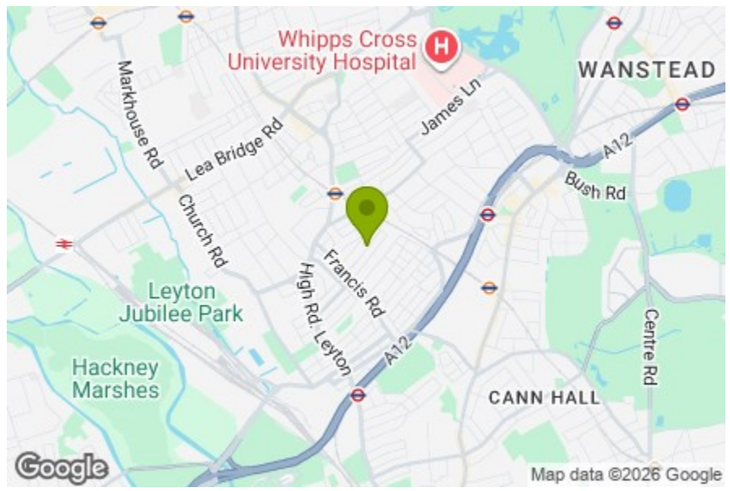
Bedroom
9'4" x 10'5"

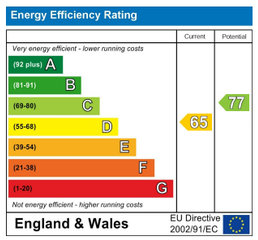
Bathroom
7'2" x 4'2"

Kitchen
8'11" x 6'7"

Bedroom
10'0" x 6'7"

Garden
33'3" x 9'4"





E11, E7, E12 & E15
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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

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CLAUDE ROAD, LEYTON

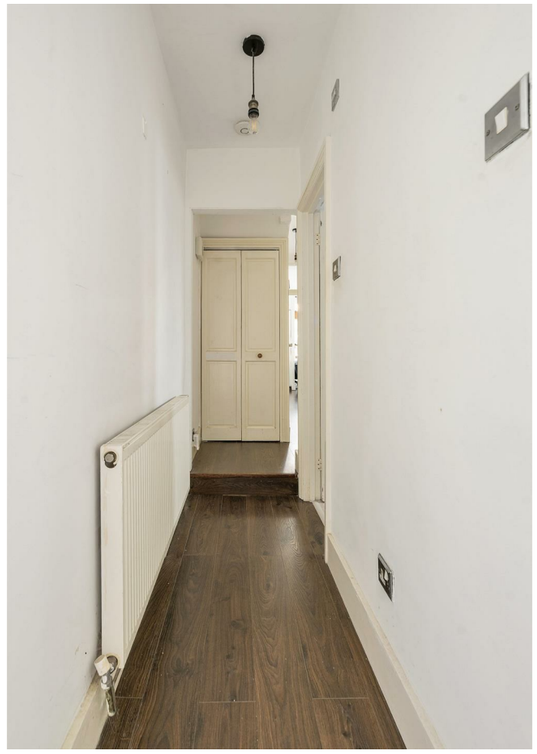
Offers In Excess Of £425,000 Share of Freehold
2 Bed Flat

Features:

- 2 Bedroom Flat
- Ground Floor
- Private Garden
- Approx 491. Square Feet
- Just off Francis Road
- Close Proximity to Leyton Midland Station

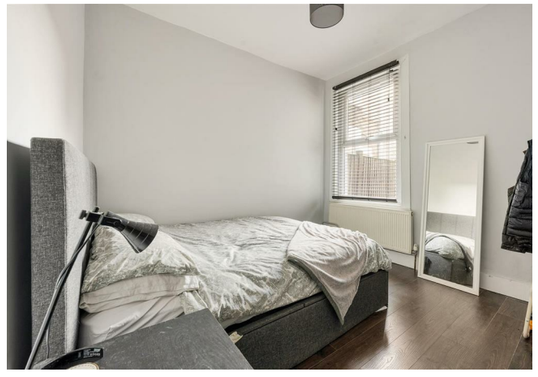
Set just off the much-loved Francis Road, this two bedroom ground floor apartment offers a lovely balance of comfortable interiors, private outdoor space and a fantastic Leyton location. With a private rear garden and Leyton Midland Road station nearby, it's a home that makes everyday living feel easy.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

Step inside and you'll find a welcoming reception room at the front, where a bay window brings in plenty of natural light. Warm wood-effect flooring, crisp white walls and open shelving give the space a relaxed, contemporary feel, with room for lounging and dining. A hallway leads to the first bedroom, a comfortable double with neutral décor.

Further along, you'll find a neatly finished bathroom, complete with a walk-in shower, contemporary vanity unit and stone-effect tiling. The separate kitchen sits towards the rear, with pale cabinetry, wooden worktops and open shelving providing practical storage. A lovely bay window adds architectural interest, while the simple finishes keep everything feeling fresh.

At the back, the second bedroom offers a versatile space, currently arranged as a home office. Outside, the private garden stretches approximately 33 feet, with a paved pathway, established greenery and space for outdoor seating. There's also useful outdoor storage, making this a lovely retreat for warmer days.

WHAT ELSE?

- Francis Road is just around the corner, with its independent shops, cafés and neighbourhood favourites. Stop by Yardarm for wine, Strange Brew for coffee or Albert & Francis for a leisurely brunch.

- Leyton Midland Road station is within easy reach, offering Overground connections across East London. Leyton Underground station is also accessible for Central line journeys into the City and beyond.

- For fresh air and greenery, nearby Jubilee Park offers open space for walks, while Queen Elizabeth Olympic Park is a little further afield, with its waterways, parkland and walking routes.



WORD FROM THE EXPERT...

“Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.
The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be”.

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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