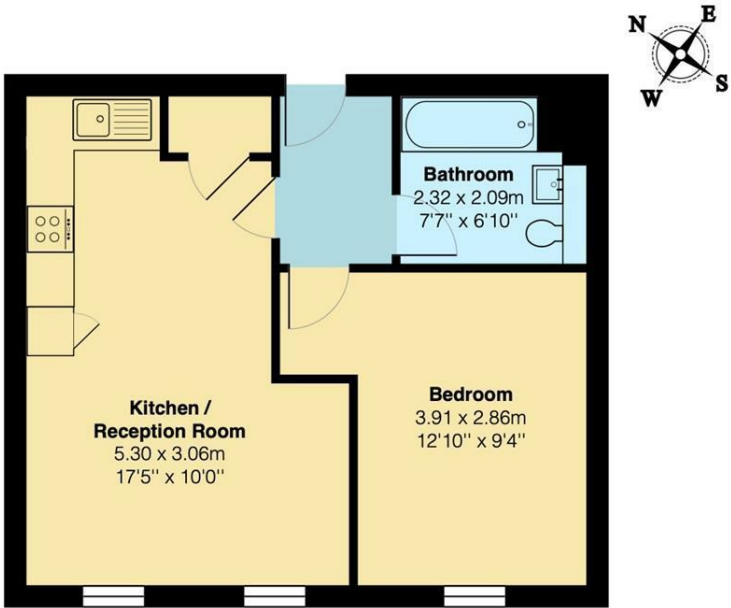




First Floor

Total Area: 42.7 m² ... 460 ft²

All measurements are approximate and for display purposes only



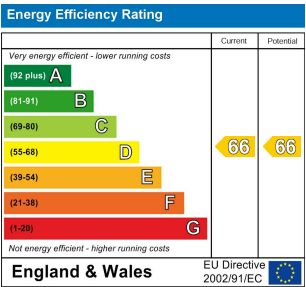
LEMNA ROAD, LEYTONSTONE  
Offers In Excess Of £335,000 Leasehold  
1 Bed Flat



Features:

- One Bedroom Flat
- Set On The First Floor Of A Well Maintained Block
- Open Plan Reception And Kitchen
- Bright Double Bedroom
- Very Well Presented Throughout
- Modern Bathroom
- South-West Aspect With Day-Long Dappled Sunlight
- Ideally Located Close To All Local Amenities
- Short Walk To Leytonstone Station

Set on the first floor of a recent, well maintained development with lift access, this bright one bedroom apartment puts Leytonstone Underground station, the High Road and an excellent choice of local favourites within easy reach. Wanstead Flats and the open spaces of Epping Forest are close by too, making this a brilliantly connected spot with plenty to enjoy beyond the front door.



E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

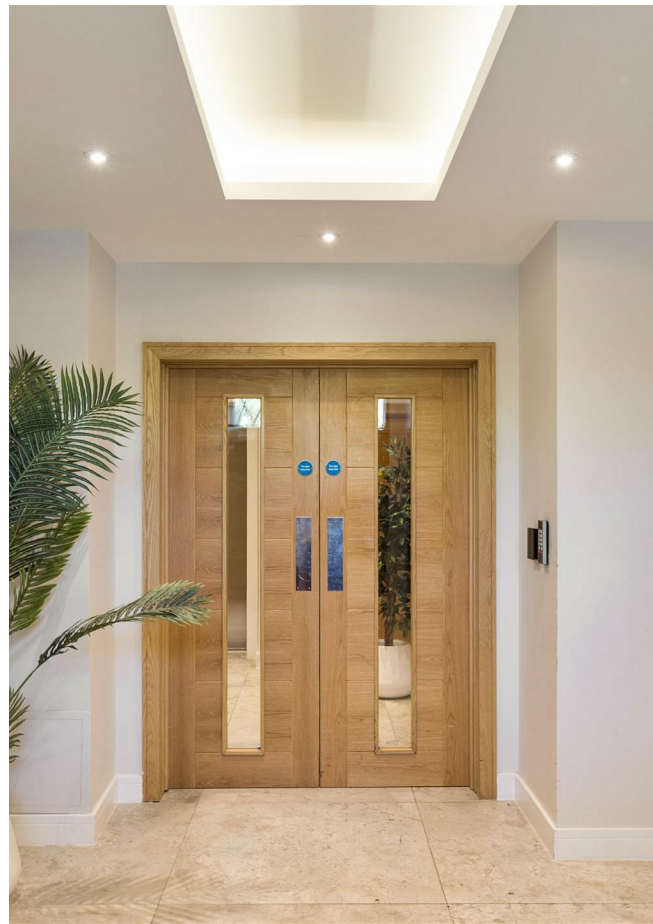
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0203 325 7227

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#### IF YOU LIVED HERE...

The open plan reception and modern kitchen give the apartment an immediate sense of space, with plenty of natural light and an easy layout that works just as well for slow mornings as it does for evenings with friends. The kitchen is thoughtfully incorporated into the living space, leaving generous room for dining and relaxing, while the clean finishes, timber flooring and neutral palette create a calm, contemporary backdrop.

The bright double bedroom continues the sense of light and space, with generous proportions and plenty of flexibility for wardrobes, drawers and additional furnishings. Along the hallway, the modern bathroom is finished with neutral tiling, a full-sized bath, an overhead shower and a chrome heated towel rack. Everything has been very well presented, so you could move in and make it your own from the start.

There's plenty to enjoy on your doorstep, from independent cafés and bakeries around Leytonstone to walks across Wanstead Flats

and around Hollow Ponds. Returning home, the open plan living space is a comfortable spot to unwind, while the nearby Central line keeps the City and West End within easy reach.

#### WHAT ELSE?

- Leytonstone Underground station is a short walk away, with direct Central line services towards Stratford and Westfield, Liverpool Street, Oxford Circus and beyond.
- The wider neighbourhood offers plenty of local favourites, including Wild Goose Bakery, Filly Brook and Leytonstone Tavern, while Aldi, M&S and Tesco Superstore are all close by for everyday essentials.
- Wanstead Flats, Hollow Ponds and Epping Forest are all nearby, offering acres of open space for walking, cycling and slower weekends.



#### 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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