


Total Area: 48.2 m² ... 518 ft² (excluding garden)

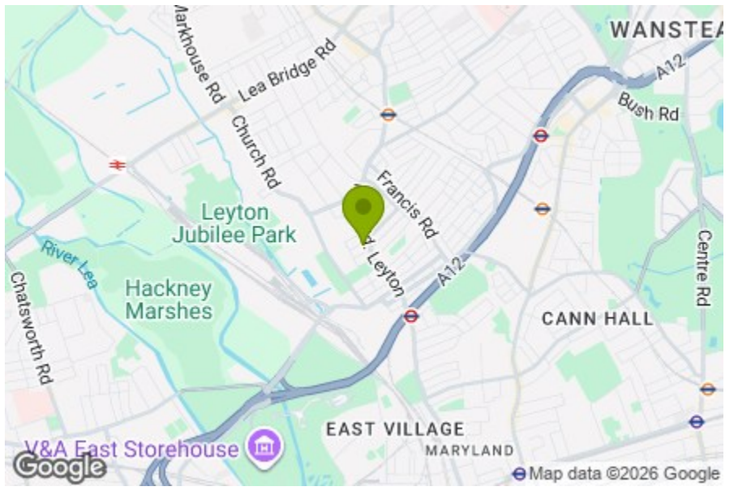
All measurements are approximate and for display purposes only

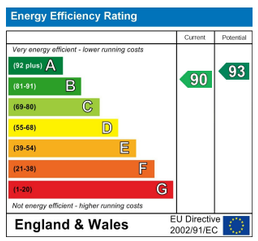
Kitchen/ Reception Room
14'3" x 18'11"

Bedroom
11'0" x 9'7"

Bathroom
7'10" x 5'2"

Garden




**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

**New Homes**
newhomes@stowbrothers.com
0203 325 7227

**Investment & Development**
id@stowbrothers.com
0208 520 6220

**Property Maintenance**
propertymanagement@stowbrothers.com
0203 325 7228

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# BALMORAL ROAD, LEYTON

## Offers In Excess Of £450,000 Freehold

## 1 Bed House - Mews

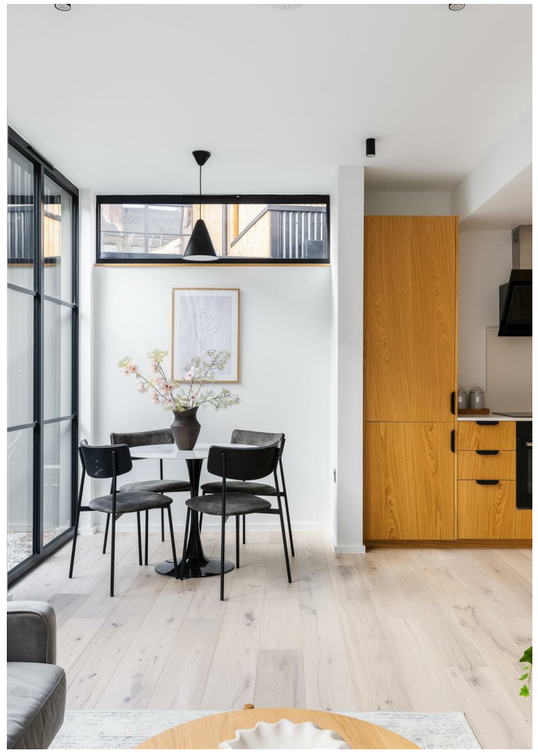
### Features:

- Modern Mews Style Development
- Designed by Clear Architects
- Sustainable Timber Framed Construction Clad with Steel and Timber
- Courtyard Gardens and Wild Meadow Flower Green Roofs
- Expansive Glazing
- Air Source Heat Pumps - Photovoltaic Panels - Bike Store
- Freehold
- Short Walk To Francis Road
- Short Walk To Leyton Underground Station
- LAST HOME AVAILABLE

An immaculately appointed one bedroom mews house, part of an innovative development of this former industrial site just ten minutes from Leyton tube. Designed with the future in mind, you have an air source heat pump and solar panels.

The brainchild of Clear Architects, this site has been years in the making, and retains many of the original features and materials, along with a sleek, modern aesthetic.

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0203 397 9797















IF YOU LIVED HERE...

Your ground floor is arranged around a slate-gravelled courtyard, surrounded by a striking mix of corrugated black steel and jet black thermowood cladding. Your courtyard also serves as a splendid lightwell, with natural light pouring in through floor to ceiling Crittal style windows. Pale engineered hardwood runs underfoot, and your kitchen is finished in warm timber cabinetry, with solid white worktops, integrated appliances and graphite trim.

Artfully arranged around the corner, your similarly styled lounge is also basking in light from that courtyard, enhanced by the original London yellow brick wall. Head up the striking open staircase, and your bedroom's a substantial double, with large skylight and an entire flank of integrated wardrobes. Finally, your bathroom completes things in fine style, with vertical micro letterbox tiling, and that signature jet black trim.

Originally adjacent to the Coach & Horses pub, before being turned to industrial use, Coach Yard's enviable location reflects its original purpose, and you're superbly placed for the best that Leyton has to offer. You're just three minutes on foot from the landscaped beauty of Coronation Gardens, perfect for everything from morning runs to afternoon picnics. A few minutes further on, around a half mile on foot, you have Leyton tube, for speedy, direct connections to the City and West end via the Central line.

WHAT ELSE?

- Our sought after foodie mecca of Francis Road is just five minutes on foot, for an enviable array of independent cafes and coffee spots. You also have expertly curated vintages at Yardarm Wines and racks of vinyl to explore at Dreamhouse Records.
- The whole development features wild meadow flower green roofs to increase biodiversity, reduce utility bills and further emphasise the sustainable principals underpinning the project.
- Your new local is, what else, The Coach & Horses, a much loved community pub with rich heritage, serving up delicious food, fine wines and real ales. And, of course, it's just around the corner.



A WORD FROM THE ARCHITECT...

"Our practice were able to convert this derelict former factory site into a bespoke development of five new homes. Our design has reinstated some original factory-style features, and the choice of materials serves as a nod to the site's industrial heritage, including corrugated black steel with contrasting Thermowood timber cladding, along with black/grey Crittal style windows. Coach Yard has a distinct modernity that complements the surrounding Victorian homes whilst maintaining the heritage of the former industrial use."

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