

Total Area: 67.5 m<sup>2</sup> ... 727 ft<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only.

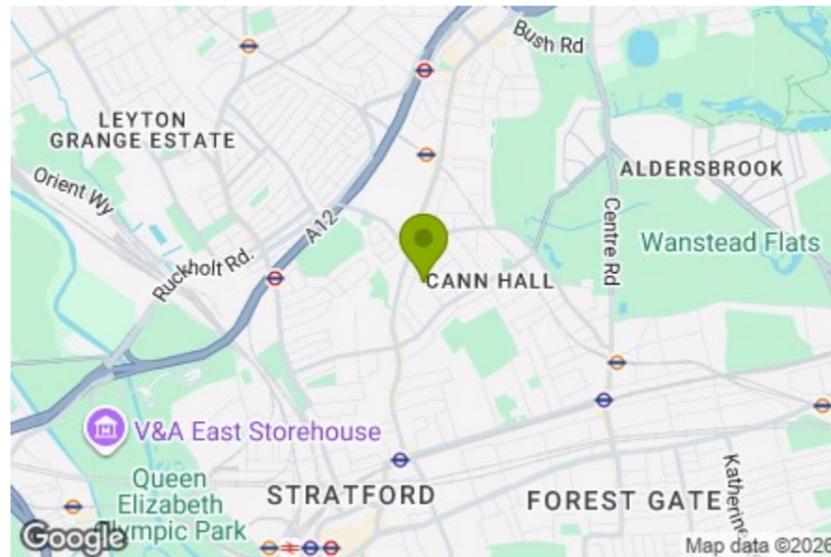
Kitchen / Reception Room  
23'2" x 20'3"

Bathroom  
10'7" x 4'2"

Bedroom  
13'6" x 12'3"

Bedroom  
12'11" x 12'2"

Cellar  
22'1" x 7'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	74	78
	EU Directive 2002/91/EC	



## SELBY ROAD, LEYTONSTONE

### Offers In Excess Of £500,000 Leasehold 2 Bed House - Mid Terrace



#### Features:

- Double Fronted Victorian Conversion
- Two Double Bedrooms
- Private Garden
- Recently Renovated
- Extended Kitchen Diner
- Close to Wanstead Flats
- Ground Floor
- Close to Leytonstone High Road

Tucked between the open skies of Wanstead Flats and the lively streets of Leyton, Leytonstone, Forest Gate, and Maryland, this recently renovated two-bedroom home offers a grounded, well-connected base with 727 square feet of space—all on one easy-to-navigate level. Set in a handsome double-fronted Victorian conversion, the home delivers character without the fuss. Inside, two well-sized double bedrooms, an extended open-plan kitchen/reception area, offer plenty of space. There's also a cellar for those "where-do-we-put-this?" moments, and a private garden for the slower ones, when a cuppa and a bit of quiet is all you need. With the Central line, Elizabeth line, and Overground all within a mile, getting across London—or out of it—is refreshingly straightforward.

REQUEST A VIEWING  
0203 397 2222

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

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propertymanagement@stowbrothers.com  
0203 325 7228

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**IF YOU LIVED HERE...**

As you step through your own front entrance, a neat front garden greets you, lined with rose bushes and fragrant rosemary that follows you up a beautifully tiled path to the front door.

Inside, both double bedrooms sit at the front of the home, each occupying a side of the double frontage. Large bay windows draw in the morning light, bouncing off natural wooden floorboards and adding warmth to the space. Each room includes built-in wooden wardrobes that blend seamlessly into the surroundings, keeping things tidy without compromising on charm.

Beyond, the extended kitchen/reception room opens up into a generous, sun-soaked living space. With bifold doors, the boundary between indoors and out almost disappears. The kitchen runs in an L-shape with clean-lined, natural wood cabinetry and plenty of room left for a dining table or workspace, depending on your rhythm.

The garden is designed for ease and atmosphere—smart, simple, and west-facing for all-day sun. Burnt orange and soft oatmeal walls reflect the light, while a pergola at the tapered end offers built-in seating: a great spot for slow mornings or warm evenings.

The bathroom is stylish and modern with a freestanding claw-foot bath and rainhead shower combination for the best of both worlds. Natural light is cleverly provided by

glass bricks and the sink is mounted on a chest of drawers for a touch of vintage charm.

The neighbourhood's no less inviting. Winchelsea Road is just a short stroll away and full of places to eat, drink, and hang out—Pretty Decent Beer, The Wanstead Kitchen, Joyau Wine, and Wild Goose Bakery to name a few. Head north and you'll hit Filly Brook, Heathcote & Star, and the Northcote - which will become your new favourite?

**WHAT ELSE...**

Leyton tube is 18 minutes on foot, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is 14 minutes away, where you can get the Suffragette Overground between Gospel Oak and Barkingside (perfect for trips to the Essex seaside or Hampstead Heath). Maryland is 20 mins away, which means you can enjoy the perks that the Crossrail Elizabeth line brings.

Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats - perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.



**A WORD FROM THE OWNER...**

"We've loved living in this property as it's such a good location for transport but also close to parks such as Wanstead Flats. We've renovated the flat over the years to make it really feel like a home."

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