

Reception
19'3" x 10'1"

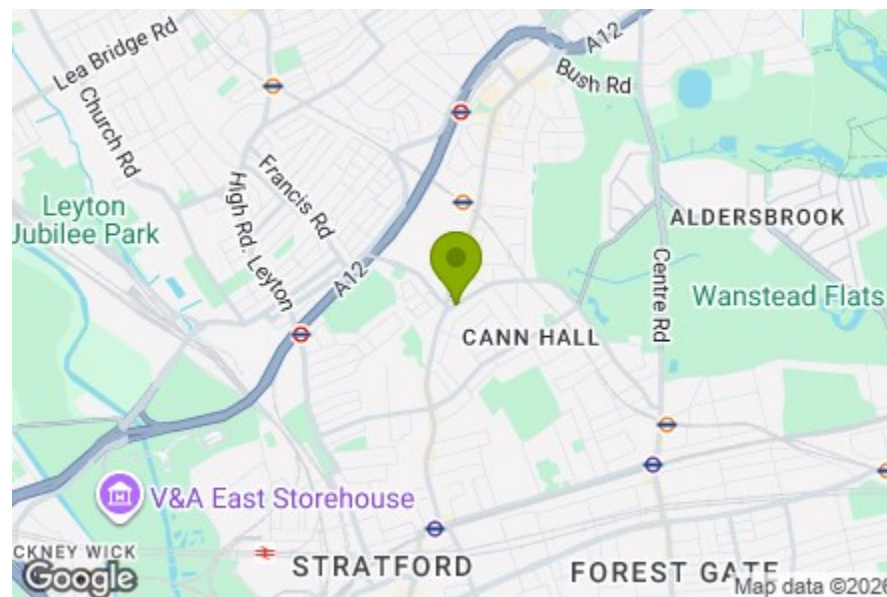
Kitchen
11'0" x 7'9"

Bathroom
6'11" x 5'6"

Bedroom
16'11" x 7'6"

Storage

Total Area: 47.6 m² ... 512 ft²
All measurements are approximate and for display purposes only.



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		72	79
		EU Directive 2002/91/EC	



HARROW ROAD, LEYTONSTONE

Offers In Excess Of £275,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Parking
- Good decorative Order
- Close to Leytonstone High Road
- A Short Walk to Wanstead Flats
- Chain Free

This bright and well-proportioned one-bedroom apartment is set on the first floor of a modern low-rise development, just a few minutes' walk from the wide-open greenery of Wanstead Flats. With 529 sq ft of carefully considered space, the layout flows easily—featuring a generous reception room, separate kitchen, and neutral finishes throughout that make it easy to make your own. Natural light pours in across the day, giving the home a calm, uplifting feel. You're perfectly placed for both Leytonstone (Central Line) and Leytonstone High Road (Overground), making commutes and weekend adventures effortless. And with your own allocated parking space—an enviable perk in London—you'll never have to circle the block again.

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

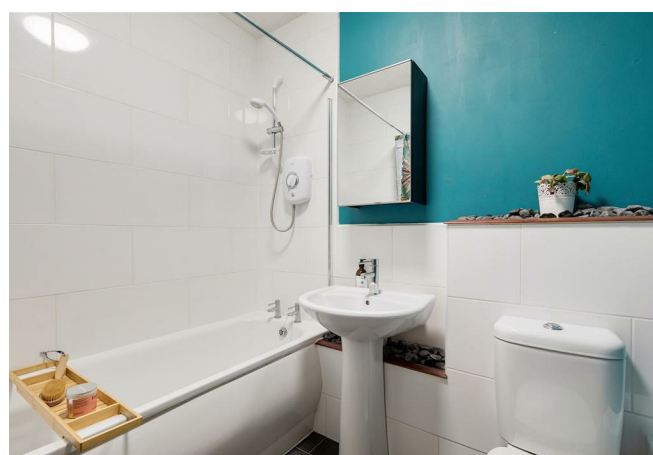
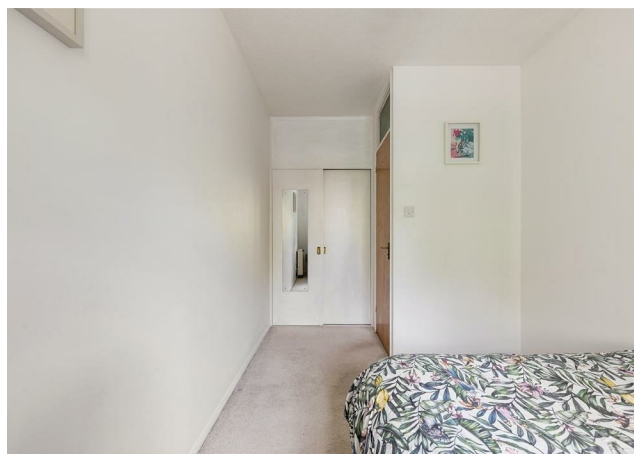
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step into a generously sized, light-filled reception room that instantly feels inviting. Stretching over 21 feet, it's a flexible space—equally suited to quiet evenings in or hosting friends—with large dual-aspect windows that flood the room with natural light. Soft fitted carpets underfoot add warmth and comfort, pulling the space together with a sense of calm.

The separate kitchen is neatly arranged in a practical U-shape, maximising worktop space and storage. Crisp white cabinetry is paired with sleek black surfaces and charcoal floor tiles, creating a smart, modern finish that's both functional and stylish.

In the bathroom, a classic white suite is complemented by a bath with an overhead shower. White tiling keeps things fresh, while a bold teal feature wall and built-in terracotta tile shelving add just the right amount of character and colour.

The double bedroom is a peaceful retreat, finished with soft carpeting and a built-in wardrobe to keep things tidy and streamlined.

WHAT ELSE?

- Effortlessly connected to tube stations, bus routes, and cycling paths, ensuring seamless travel into the City and beyond (Central line to Stratford in 6 mins, Liverpool Street in 12 mins and the West End in 30 mins)
- Leytonstone High Road has everything you need close at hand—from an Aldi and a large Tesco for your weekly shop to a great mix of restaurants when you'd rather let someone else do the cooking. The local pub scene is full of character too, with well-loved neighbourhood spots that go beyond the usual pints and roasts. Think DJ nights, life drawing sessions, and pub quizzes—all great ways to connect with the community and feel part of the neighbourhood.
- 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.
- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



A WORD FROM THE OWNER...

"This flat was a wonderful place to live for nearly a decade. On the doorstep of Wanstead Flats, with easy access to Leytonstone, Stratford and Hackney Wick it was a great base, with access to Central London being even better these days than when I moved in.

The flat itself is a good size with lots of storage. Once you're in the flat you look out onto trees which gives a feeling of privacy. The parking out the back also proved really useful many times.

If you're an outdoors person the local parkrun is a five minute walk away, and if minded to you can run or cycle all the way up to Epping on forest trails! There are some great pubs and cafes in the area within a couple of minutes of the flat. There is a lovely sense of community in Leytonstone – I'm selling the flat but still live in the area. Once you're here it's hard to imagine living anywhere else in London."

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