



Reception Room
17'1" x 13'5"

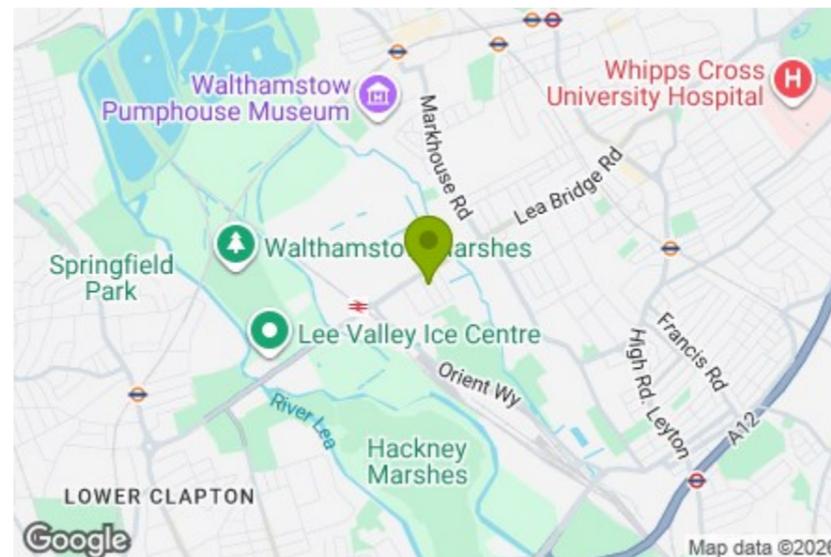
Kitchen / Diner
10'9" x 10'5"

Bathroom
8'11" x 8'2"

Bedroom
11'6" x 11'5"

Bedroom
17'1" x 14'3"

Eaves Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BLOXHALL ROAD, LEYTON

Offers In Excess Of £490,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- First Floor Flat
- Well Presented
- Own Section of Rear Garden
- Close Proximity to Lea Bridge Station
- Moments from Leyton Jubilee Park

A bright and well-proportioned two bedroom first floor flat, set on a quiet residential stretch of Bloxhall Road in Leyton. You're moments from the open greenery of Leyton Jubilee Park and within easy reach of Lea Bridge station for straightforward connections across East London and into the city. It's a well-loved pocket with a friendly, neighbourhood feel and everything you need close at hand.

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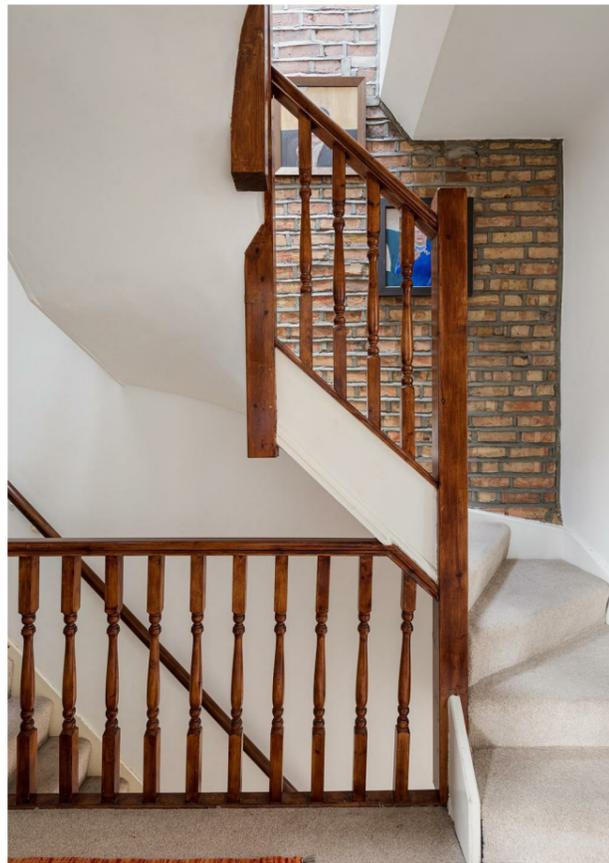
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REQUEST A VIEWING
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IF YOU LIVED HERE...

Step through the front door and head upstairs to your own thoughtfully arranged home, unfolding across the first floor. The living room is beautifully bright, with large windows drawing in plenty of daylight and a calm, neutral palette that makes it easy to settle in. There's a natural flow through to the kitchen, where clean lines and well-considered storage keep things practical without compromising on style. Presented in excellent order throughout, it's a space that feels easy to live in from day one.

Both bedrooms are well-judged doubles, offering flexibility whether you need space to work from home, host guests or simply spread out. The bathroom is neatly finished and in

keeping with the home's understated feel. Outside, you have your own section of the rear garden, a private patch of green for morning coffee, pottering at the weekend or a quiet evening in warmer months.

WHAT ELSE?

Lea Bridge station is close by, with swift links to Stratford, Tottenham Hale and beyond, making commuting or weekend plans refreshingly simple.

The wide open spaces, playgrounds and sports facilities of Leyton Jubilee Park are just moments away.

You're also well placed for Leyton High Road and the ever popular Francis Road, known for its independent cafés, bakeries and neighbourhood shops.



A WORD FROM THE OWNER...

"What's great about the Lea Bridge area is its proximity to the markets, cafes, and shops close by in Chatsworth Road, Clapton, and Walthamstow. At the weekend we often head down to the Princess of Wales pub for lunch which is in a lovely location on the river Lea. As a relatively new family, we particularly love the local green spaces. Leyton Jubilee park is great for our son and we spend a lot of time exploring the marshes that surround the river. Before moving to Bloxhall Road we rented other flats on the Clementina Estate and made a conscious decision that we wanted to buy here. There's a real sense of community amongst the neighbours who are very welcoming and look out for one another. Our son goes to one of the excellent local nurseries attached to a primary school. There are lots of good nurseries and primary schools to choose from."

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