

Kitchen/Lounge/Diner
21'2" x 11'5"

Balcony

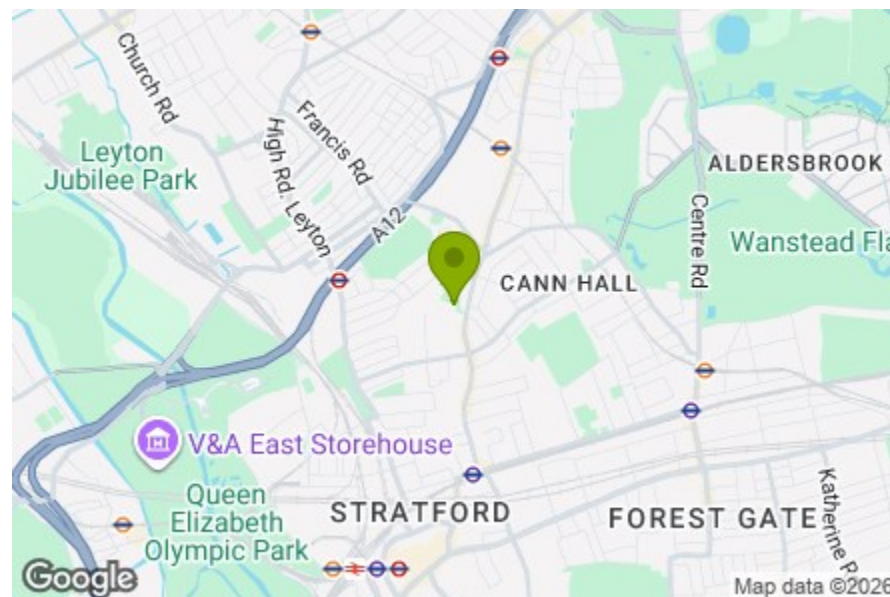
Bathroom
5'3" x 10'2"

Bedroom
8'9" x 15'8"

Storage

Storage

Total Area (Excluding Balcony): 47.3 m² ... 509 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	76	78
	EU Directive 2002/91/EC	



UNION CLOSE, LEYTONSTONE

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Balcony
- Recently Renovated
- Close to Leyton Station
- Open plan Kitchen - Living Room
- Communal Parking
- Park views
- Built in Wardrobes

A light-filled one bedroom apartment, recently renovated and thoughtfully arranged for modern living, with an open plan kitchen and living space leading onto a private balcony, a well-proportioned double bedroom, a sleek contemporary bathroom and the added benefit of an allocated parking space, all within easy reach of Maryland Station.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Life here moves at an easy pace. Your open plan living space is bright and welcoming, with doors out to the balcony offering a natural extension in warmer months. It's a home that feels simple to settle into, with a clean, considered finish throughout and a layout that suits both quiet evenings and having friends over.

Step outside and you're well placed to enjoy this part of East London. Maryland Station keeps you well connected for the City and beyond, while Leytonstone High Road offers a mix of independent cafés, bakeries and everyday essentials. Wanstead Flats is close by for wide open

green space, and Wanstead High Street is within easy reach when you're in the mood for a slower afternoon, with its delis, restaurants and long-standing local favourites creating a strong neighbourhood feel.

WHAT ELSE?

Union Close places you in a well-connected pocket of Leytonstone, close to Maryland Station for easy Elizabeth Line access into central London, Stratford and beyond. Leytonstone High Road is nearby for everyday essentials, cafés and independent stops, while Wanstead Flats offers wide open green space for walks, runs and weekend breathing room.



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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