

Reception  
11'8" x 22'2"

Kitchen  
7'4" x 14'11"

WC

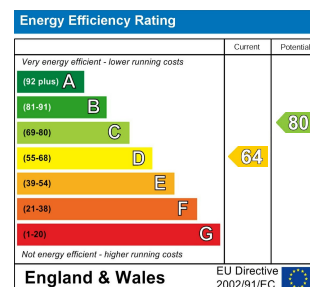
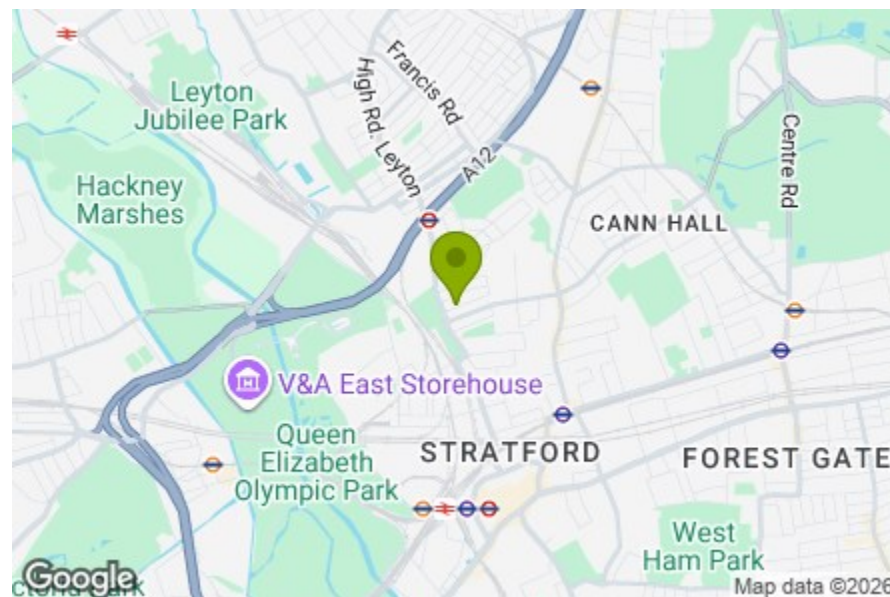
Bathroom  
7'5" x 6'7"

Bedroom  
9'5" x 10'6"

Bedroom  
14'7" x 11'1"

Total Area: 84.2 m<sup>2</sup> ... 906 ft<sup>2</sup>

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.



## DRAPERS ROAD, LEYTON

### Offers In Excess Of £625,000 Freehold

### 2 Bed House - End Terrace



#### Features:

- Victorian End of Terrace House
- Freehold
- Two Bedrooms & Upstairs Bathroom
- 5min Walk to Leyton Station
- Beautifully Presented
- Close to East Village & Olympic Park
- Potential to Extend STP
- Eastbank, V&A Museum/ Westfields Shopping Center Nearby
- Fantastic Butchers (Meatlove) & Pub (The Leyton Star) on your Doorstep

This home offers the best of both worlds: urban convenience alongside green escapes and a strong sense of community. Perfectly connected, Leyton Tube Station (Central Line) and nearby bus routes make commuting straightforward, and Westfield Stratford City, Europe's largest shopping and leisure destination, is just one stop along the line. Your new neighbourhood puts world-class amenities at your fingertips, from the Olympic Park and East Village to acres of open space for running, cycling, or weekend picnics.

The property itself is a bright two-bedroom end-of-terrace house spanning 906 sq ft with lots of built-in storage. Recently renovated and beautifully presented, it includes a generous through reception, a well-planned kitchen, a downstairs WC, an upstairs bathroom, and a private garden. With scope to extend (STPP), this is a fantastic opportunity to secure a home that not only works brilliantly now but also has the potential to grow with you.

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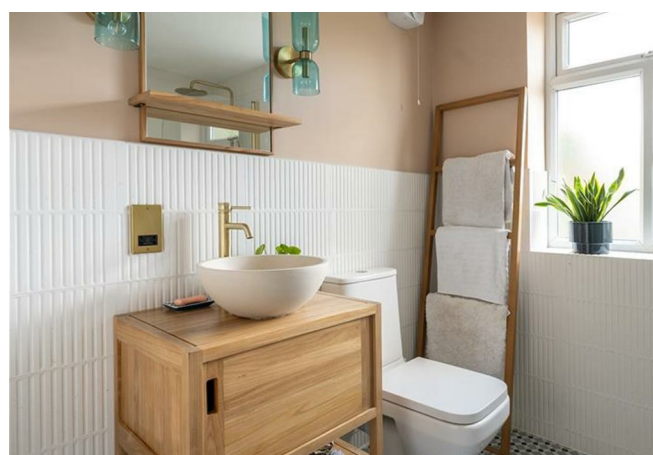
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**IF YOU LIVED HERE...**

Tucked away on a quiet street of handsome Victorian terraces, this well-kept home makes a confident first impression. A neat brick-walled frontage with twin iron gates gives both charm and practicality from the outset.

Inside, the dual-aspect reception and dining room stretches over 22 feet, filled with natural light from a bay window at the front and a window at the rear. The bay comes with a built-in seat (concealing clever storage beneath) and crisp plantation shutters that balance light and privacy. Polished wooden floorboards run throughout, while a triple pendant fitting defines the dining area, perfect for evenings that need a little atmosphere.

Thoughtful details continue down the corridor with three under-stairs cupboards to keep daily clutter in check, along with a stylish downstairs WC.

At the back, the kitchen combines glossy white cabinets, warm wooden worktops, and chevron-tiled eau-de-nil splashbacks with plenty of daylight from windows and a glazed door. It's a practical, good-looking space designed for cooking without compromise.

Step into the garden and you'll find an inviting area that's easy to maintain. Framed by smart timber fencing and established greenery, it features a stepping stone pathway

over gravel leading to an easy-care patio, ideal for barbecues or a quiet drink as the evening draws in.

Upstairs, two well-proportioned doubles provide flexibility and comfort. The larger front bedroom is characterful with unusual twin arched windows, soft oatmeal carpets, and a deep forest-green feature wall. At the rear, the second double overlooks the garden – a calm backdrop to wind down at night.

The bathroom pairs function with style: double storage cupboards, geometric tiled flooring, a wooden vanity basin, brass fittings, and a mix of butterscotch walls and white tiling for a contemporary yet warm finish

**WHAT ELSE?**

- The rail links set the area apart, with Stratford Station offering Central, Jubilee, DLR and Elizabeth Line services and Southeastern trains running from Stratford International. Alternatively, hop on at Leyton Underground (Central Line, 7 mins).
- If you want to stay local for dining and drinks, you're spoilt for choice, with excellent pubs and restaurants right on your doorstep, including the Coach and Horses, Technical, and Figo.
- Green spaces are abundant too, with Drapers Fields park at the end of your road and the Olympic Park and Wanstead Flats within walking distance.



**A WORD FROM THE EXPERT...**

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be."

JOSEPH EARNSHAW  
E17 BRANCH MANAGER

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