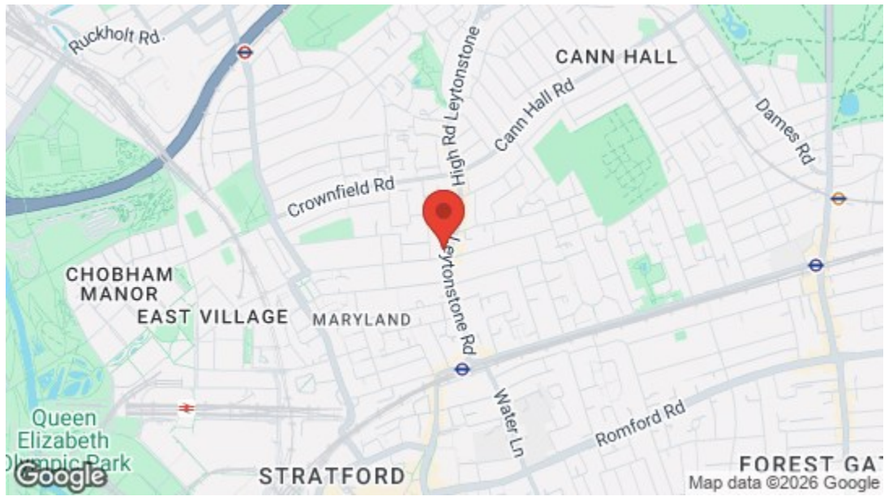
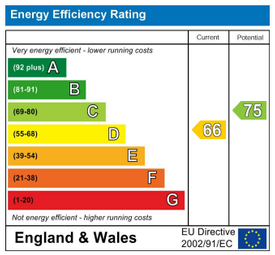


Ground Floor

Total Area: 28.0 m² ... 301 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.





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THE STOW BROTHERS
EST 2014

SALES / LETTINGS / NEW HOMES / MANAGEMENT

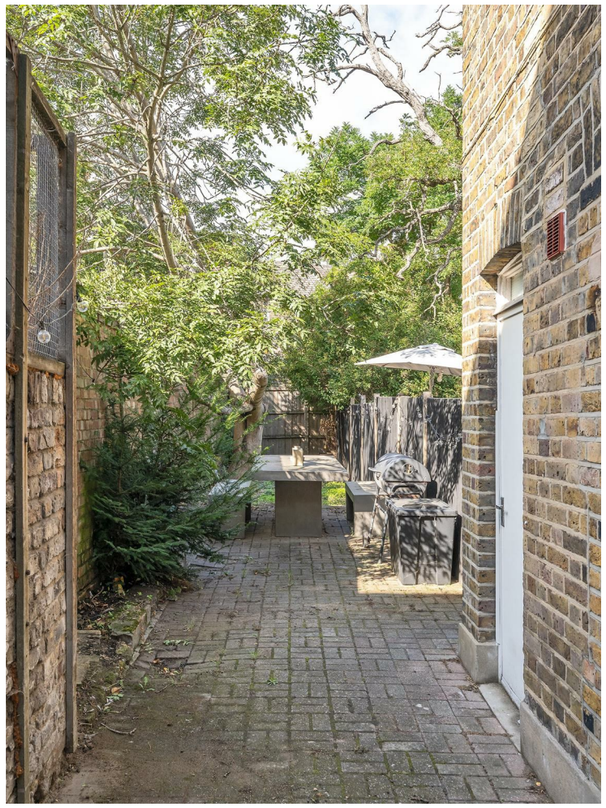
Leytonstone Road, Stratford
£260,000 Leasehold
1 Bed Flat

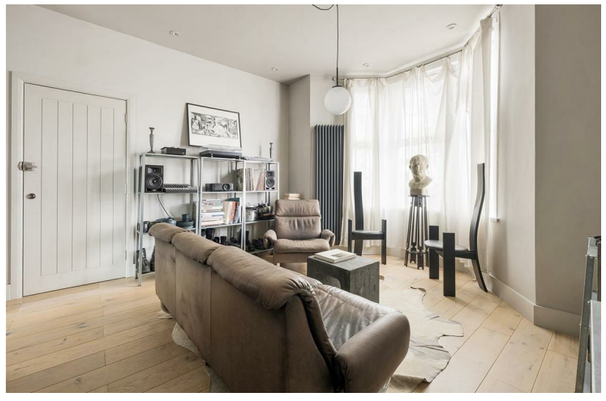


Features

- One Bedroom Period Conversion
- Bay Fronted
- Private Garden
- Crittal Doors
- Timber Flooring Throughout
- Stunning Shower Room
- Moments to Maryland Station

A characterful one bedroom period conversion in Stratford, with a bay-fronted living space, timber flooring throughout and a private rear garden. Maryland Station is close by, while Stratford's shops, restaurants and transport connections are all within easy reach.



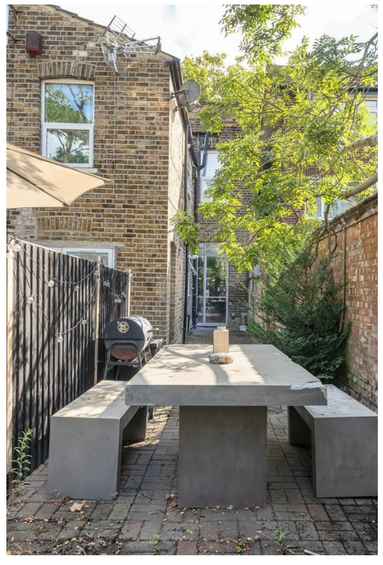


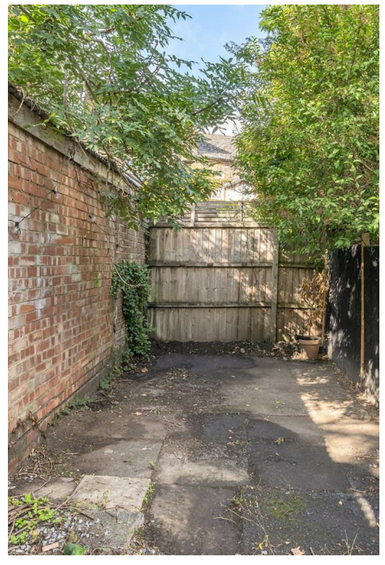










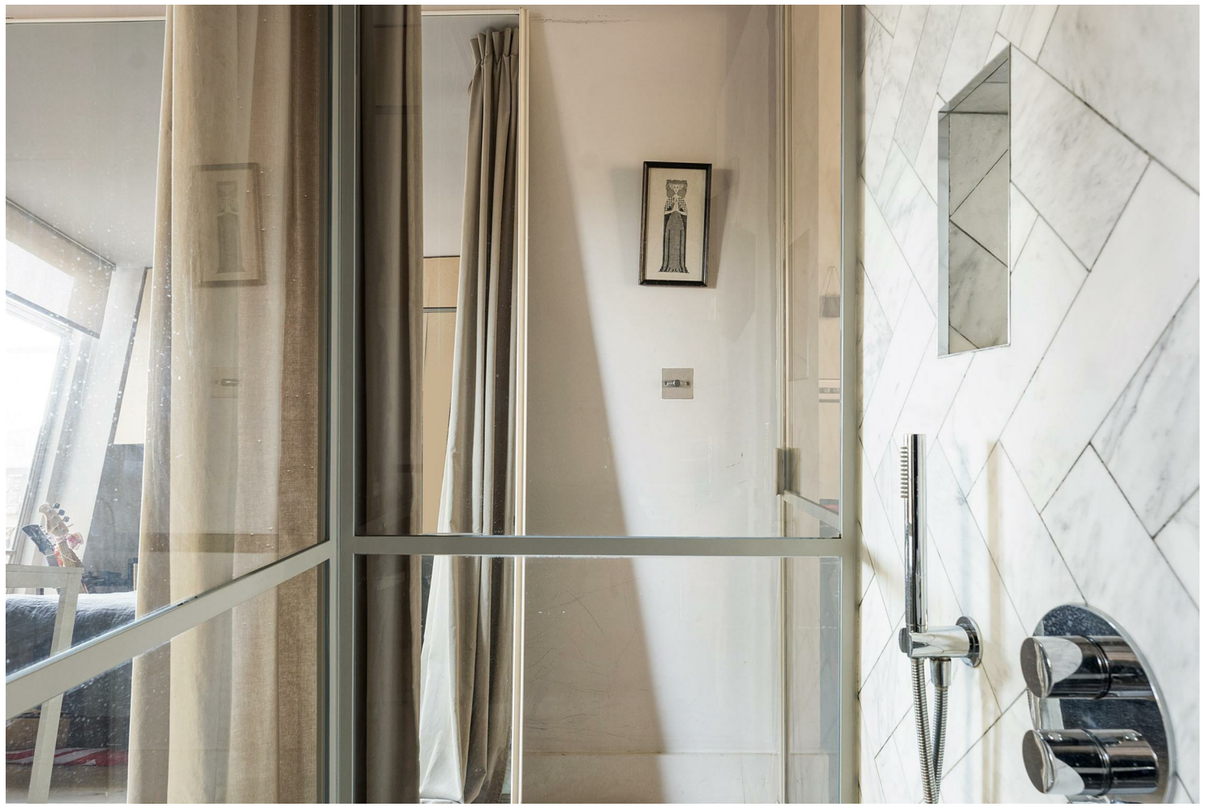


A WORD FROM THE OWNER...

"It's a tough call to say goodbye to my beloved Victorian conversion, but the time has come. I wistfully bid farewell to effortless commutes into central London, hazy late summer hangouts in the garden, and the delights of Leytonstone and the Olympic Village on my doorstep. The former in particular, which at this time has more new openings than probably anywhere I can think of in east London - I would point the new owners in the direction of Farha, Joyau, Roost, Le Regret, CGP Home Kitchen, Altar, Forno, Azra, Yardarm, Caiscais Deli, Panda dim sum... the list grows weekly.

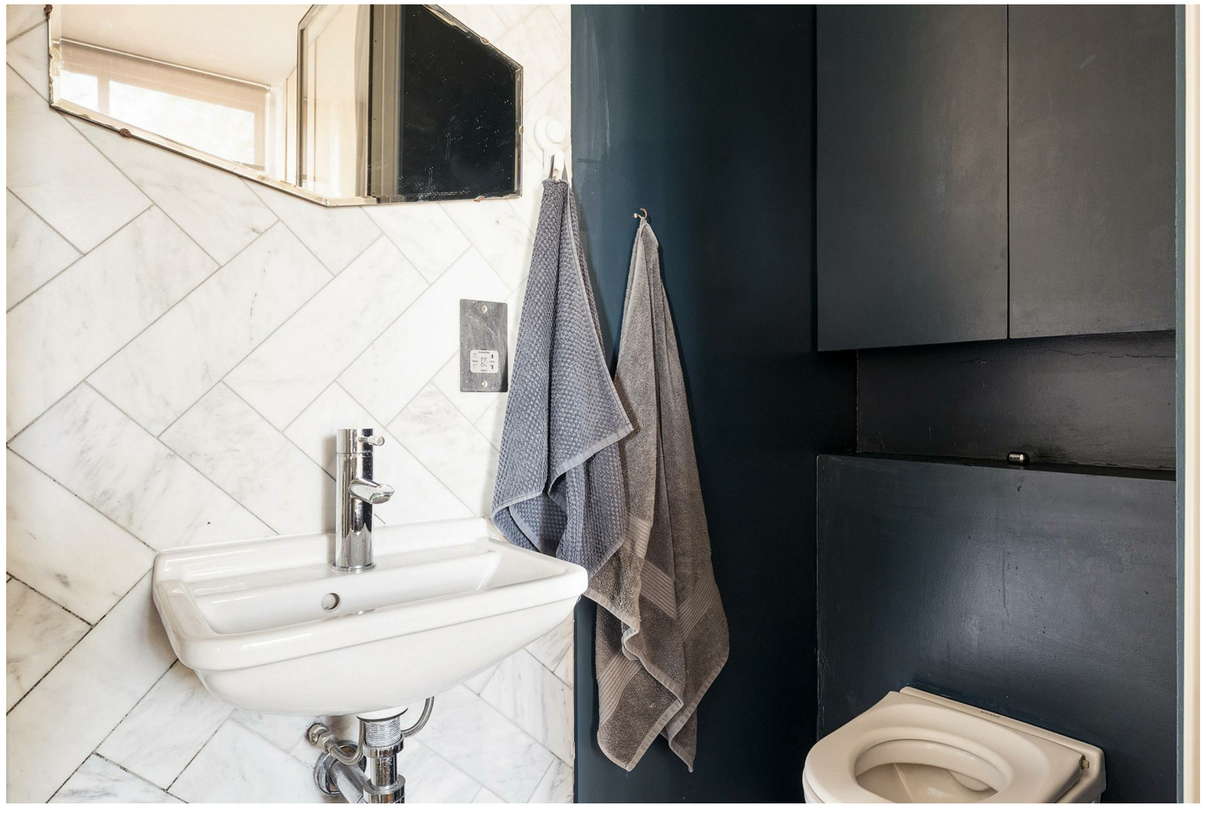
And on the topic of travel - much as I adore Leytonstone, I find myself travelling more and more these days. There is, as I have discovered, a particularly satisfying small joy in landing at Heathrow after a long trip, suitcase in tow, sleep deprived and homesick, with the knowledge there is a single, quick, air-conditioned train between you and your bed.

I've spent a wonderfully peaceful 2 years here, enjoying the refurbishments added by the previous owners, which I've found to be practical, but allow









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IF YOU LIVED HERE...

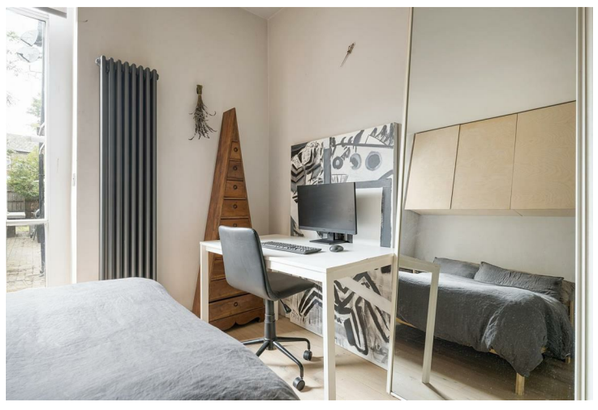
The front door opens directly into the kitchen/reception room, a bright, sociable space with a broad bay window drawing in plenty of natural light. Timber flooring runs underfoot, while the kitchen sits neatly along the rear wall, with deep blue cabinetry, warm timber worktops and tiled splashbacks. There's ample room to create distinct lounging and dining areas, making the space feel particularly versatile for everyday life.

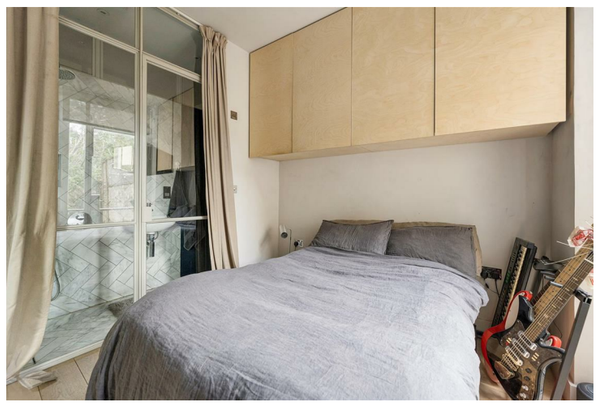
Beyond, the shower room is finished with marble-effect tiling, contrasting dark walls and black fittings, while the double bedroom sits peacefully at the rear. Here, pale timber cabinetry provides storage, with space for a desk alongside the bed. Crittall-style glazed doors open directly onto the private garden, creating a lovely connection between indoors and out. The garden itself is a wonderfully secluded spot, with mature greenery, a characterful brick boundary wall and paved space for outdoor dining.

WHAT ELSE?

- Stratford puts a huge amount within easy reach, from the shops, restaurants and cinema at Westfield Stratford City to the cafés and independent spots around nearby East Village.
- For green space, you have West Ham Park nearby, while the Queen Elizabeth Olympic Park offers plenty more room for walking, cycling and spending time outdoors.
- Maryland Station is moments away, providing Elizabeth line services across London, while Stratford adds Central and Jubilee lines, DLR, Overground and National Rail connections.









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