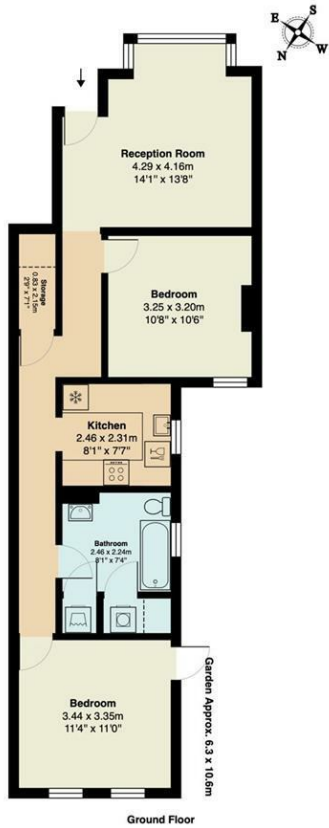




Total Area: 65.1 m² ... 700 ft²
All measurements are approximate and for display purposes only

Reception
14'0" x 13'7"

Bedroom
10'7" x 10'5"

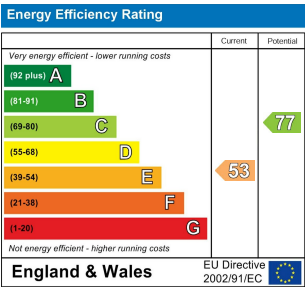
Kitchen
8'0" x 7'6"

Bathroom
8'0" x 7'4"

Bedroom
11'3" x 10'11"

Storage
2'8" x 7'0"

Garden
20'8" x 34'9"



CLEMENTINA ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Ground Floor Flat
- Leasehold
- Beautifully Finished Throughout
- Lea Bridge Road Location
- Private Section of Garden
- Easy Access to Walthamstow/Hackney Marshes

Set just off Lea Bridge Road, this beautifully finished two-bedroom ground-floor flat pairs calm, characterful interiors with a particularly well-connected Leyton location. Walthamstow and Hackney Marshes are within easy reach, while Lea Bridge Road itself puts everyday shops, cafés and places to eat close at hand.

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IF YOU LIVED HERE...

Inside, the reception room sits at one end of the flat, with a broad bay window bringing plenty of natural light into the space. Dark flooring runs beneath a relaxed mix of living and dining areas, while tall shelving, artwork and warm timber furniture add plenty of personality. It's a generous room with space to settle in, whether that means a quiet evening on the sofa or friends gathered around the dining table.

The two bedrooms are positioned separately, one beside the reception room and the other at the opposite end of the flat. Both are bright and simply finished, with the latter enjoying direct access to the private section of garden. Between them, the kitchen has been given a clean contemporary treatment with white cabinetry, pale worktops and tiled walls, while the bathroom combines white tiling with deep green around the bath, black fittings and a timber vanity. There's also useful storage off the hallway.

Outside, the private section of garden extends to approximately 10.6 metres at its longest point. Mature planting softens the boundaries, with plum blossom followed by bluebells in early spring, and then waves of flowering throughout the summer. Established shrubs and greenery create an outdoor space that feels pleasantly tucked away. The property is leasehold and arranged entirely across the ground floor.

WHAT ELSE?

- Walthamstow and Hackney Marshes provide a huge stretch of open green space nearby, with paths alongside the waterways and plenty of room for walking, running and cycling.
- KOPHI is on Lea Bridge Road for coffee close to home, while L'antica Roma is another nearby option for dinner.
- Leyton Midland Road provides Overground connections, while Lea Bridge Road is well served by local bus routes for getting around East London.



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
E10 BRANCH MANAGER

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