

Kitchen/Lounge/Diner
14'9" x 22'11"

Balcony
5'10" x 21'7"

Bedroom
10'2" x 20'4"

Ensuite
6'9" x 5'1"

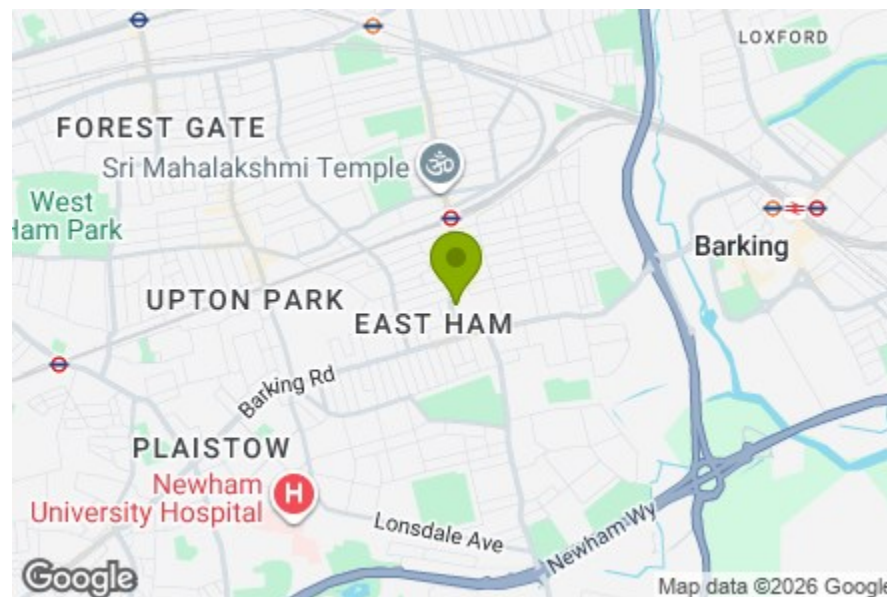
Bedroom
9'6" x 12'7"

Bathroom
8'0" x 7'2"

Storage

Total Area (Excluding Balcony): 81.0 m² ... 872 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	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



13 RON LEIGHTON WAY, EAST HAM Offers In Excess Of £395,000 Leasehold 2 Bed Flat



Features:

- Large Two Bedroom Flat
- Far Reaching Views From the Private Balcony
- Two Bathrooms
- Built in Storage
- Large Open Plan Kitchen and Reception
- Communal Gardens And Roof Terrace
- Moments to East Ham Station
- Close to Both Central and Plashet Parks
- Chain Free

Set within a smart modern development just moments from East Ham station, this large two bedroom apartment is bright, practical and well connected, with far reaching views, generous proportions and access to both communal gardens and a roof terrace. Plashet Park and Central Park are both close by, so you have plenty of green space nearby, alongside the everyday convenience of the High Street and swift links into the City.

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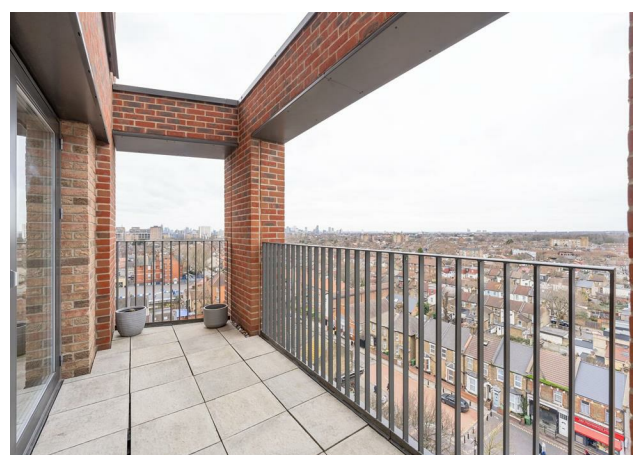
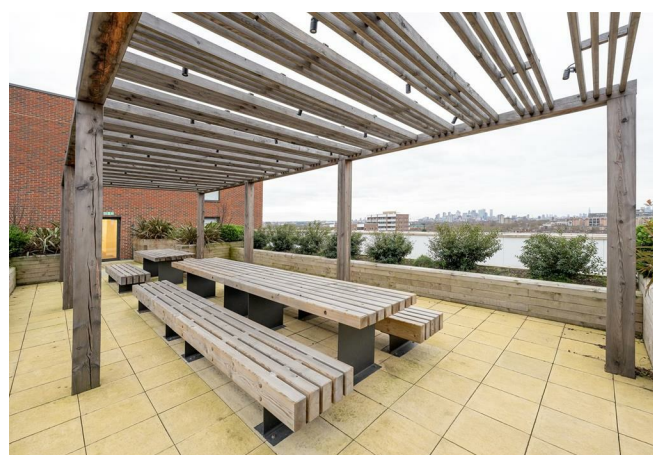
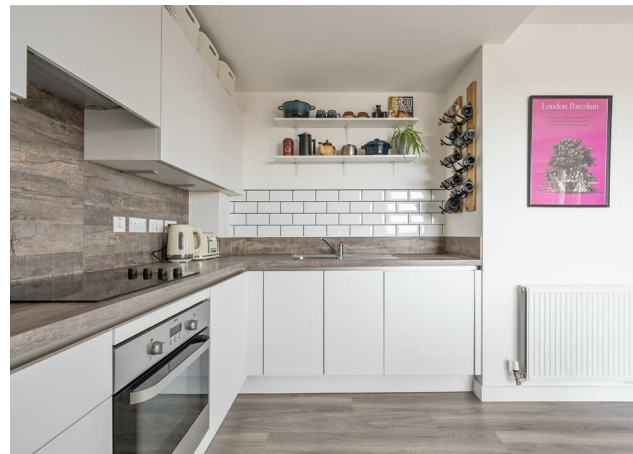
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IF YOU LIVED HERE...

Your open plan kitchen, lounge and dining room stretches to almost twenty three feet in length, making it a wonderfully sociable heart of the home. The kitchen is sleek and neatly finished, while the reception area has plenty of room to relax, work and host. From here, double doors lead straight onto the private balcony, where those far reaching skyline views really come into their own. It is an easy, airy space to settle into, with a natural flow and a lovely sense of openness throughout.

Both bedrooms are well sized doubles, with the principal bedroom especially generous and complete with an en suite. A second bathroom sits off the hallway, making the layout ideal for guests, sharers or anyone simply wanting a little more flexibility day to day. Built in storage keeps things calm and uncluttered, and with lift access, communal gardens and the shared roof terrace just nearby, the whole development feels thoughtfully designed for modern living. The owner also notes how bright and energy efficient the apartment has been, with the roof terrace becoming

a favourite spot for summer evenings and city views.

WHAT ELSE?

East Ham station is just a few minutes away on foot, making journeys into the City and across London pleasingly straightforward. Central Park and Plashet Park are both close by, offering tennis courts, open lawns, playgrounds and plenty of room for a weekend wander. East Ham High Street is nearby for everyday essentials, with supermarkets, cafés, bakeries and long-standing local favourites all within easy reach. The area has a strong sense of day-to-day convenience, with green space, transport and amenities all close at hand.



A WORD FROM THE OWNER...

"We've called this flat home for four wonderful years, and it has been the perfect first property for us. Bright, spacious and practical, with a lovely living room enjoying west-facing views and beautiful sunsets across the London skyline. As it's a newer build, the flat is energy efficient, meaning we have rarely needed the heating. The communal roof terrace, just along the hall, has been a favourite spot for summer drinks, picnics and watching fireworks on Diwali and New Year's Eve.

East Ham is a brilliant place to live, with a high street full of useful shops, everyday essentials and a great choice of restaurants, The Seahorse serves the best fish and chips! Beyond this, Central Park is a well-loved green space with beautiful gardens and a café for freshly baked pastries, cakes and sourdough at the weekend. There are also hidden gems such as Red Door Studios E6, offering live music and pop-up art, and a Sunday walk to The Boleyn for an outstanding roast is always a favourite."

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