Ground Floor

Total Area: 52.7 m² ... 567 ft²
All measurements are approximate and for display purposes only.

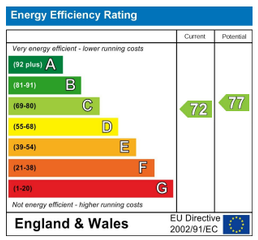
Reception Room
10'10" x 10'5"

Kitchen
11'4" x 11'3"

Bathroom
7'10" x 7'10"

Bedroom
10'10" x 10'6"

Garden
22'11"



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT

BLOXHALL ROAD, LEYTON

Offers In Excess Of £375,000 Leasehold

1 Bed Maisonette

Features:

- One Bedroom
- Ground Floor
- Ex Warner Maisonette
- Some Original Features
- Beautifully Presented
- Shared Rear Garden
- Extended Lease Upon Completion

This ground floor ex Warner maisonette offers a thoughtfully arranged one bedroom layout, with character woven throughout. Retaining original features that nod to its heritage, it combines period detail with careful presentation, while a well balanced layout creates a natural flow between clearly defined living areas suited to everyday life. Access to a shared rear garden adds welcome outdoor space and further enhances its appeal. Offered with an extended lease upon completion, it presents an attractive opportunity for both first time buyers and those seeking a smart, low maintenance London base.

REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

An attractive brick façade with decorative red brick detailing and arched surrounds sets the tone from the outset, with a recessed entrance and mature planting creating a welcoming approach.
Stepping inside, twin windows fill the reception room with daylight, catching the warmth of the timber floorboards and giving the room an easy, comfortable feel. It is a natural place to settle, with proportions that support flexible seating arrangements and a relaxed atmosphere. Just beyond, the bedroom continues the sense of character, centred around a feature fireplace with dark surround and tiled hearth. Wooden flooring runs underfoot and a wide window looks onto leafy garden greenery, lending a peaceful backdrop.
The bathroom introduces a soft palette of white tiling and neutral walls, where two windows draw in natural light throughout the day. A full-sized bath with overhead shower is complemented by built-in storage cupboards, while deep olive green floor tiles bring depth and subtle richness to the finish.
At the rear, the kitchen opens into a sociable dining area set beside a glazed door and generous windows overlooking the garden. Light cabinetry pairs with wooden work surfaces and a stone-style splashback, creating an inviting setting for everyday cooking and unhurried meals. Outside, the shared garden unfolds as a generous stretch of lawn framed by established shrubs and climbing greenery, with a paved terrace offering a pleasant spot to sit and enjoy the surroundings.
Life here strikes a lovely balance between neighbourhood charm and open green landscape. Just minutes away, Leyton Jubilee Park provides wide open grounds, playgrounds and sports facilities, with KukooLaLa Café close by for coffee, brunch and light bites in a relaxed environment. The Hare & Hounds is also within easy reach, a welcoming local known for its craft beers and lively beer garden atmosphere. Walthamstow Marshes lie nearby, offering expansive walking and cycling routes along the river, while a little further on, Queen Elizabeth Olympic Park brings waterside paths, striking architecture, food spots and cultural venues into easy reach.

WHAT ELSE?

Lea Bridge Station is six minutes away on foot, offering direct services to London Liverpool Street. It also connects swiftly to Stratford and Tottenham Hale, providing access to the Central and Victoria lines along with National Rail services. A range of local bus routes serve the area too, making travel across East London and beyond straightforward and well connected.

A WORD FROM THE OWNER...

"This flat has been a haven of calm. The kitchen diner is often flooded with light and is a particularly lovely spot to cook, eat, work, and hang out in. The south west facing garden is a sun trap with jasmine, an elder tree and lilac. There are some great, friendly local coffee spots nearby - I especially love Kophi and Pinch la Deli. Pavillion bakery and the lovely Lea Bridge library are 5 minute walks away. Jubilee park is just round the corner. Chatsworth Road in Clapton is a 5-10 minute cycle for more eateries and the Sunday market. And then the expansive green spaces of Hackney and Walthamstow marshes are a short walk away with the Olympic Park just beyond. Lea Bridge station is less than a 10 minute walk away for trains every 15 mins to both Stratford and Tottenham Hale. The 55 and 56 buses go from the end of the street, taking you to Hackney Central, Shoreditch, Oxford Circus, or upto Walthamstow in the other direction."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM