



Balcony

Kitchen / Lounge / Diner
16'11" x 20'6"

Bedroom
8'11" x 9'9"

Bedroom
13'3" x 13'8"

Bathroom
7'1" x 6'5"

Storage

Total Area (Excluding Balcony): 66.0 m² ... 711 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	83	83
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



FOREST ROAD, LEYTONSTONE

Offers In Excess Of £470,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- Large Private Balcony
- Modern Kitchen With Integrated Appliances And Bespoke Quartz Worktops
- Underfloor Heating Throughout
- Secure Private Parking Space
- Communal Garden With Bike Storage
- Upper Leytonstone Location
- Short Walk To Leytonstone Station
- Close To Hollow Ponds

A wonderful two bedroom apartment on the first floor of a contemporary, purpose built block. You've got a whole host of coveted features here, including a large balcony and fabulously modern kitchen complete with bespoke quartz worktops and integrated appliances. The block itself is well cared for and pristine, and your apartment comes with its own secure private parking space, and access to a communal garden with bike storage. Located in Upper Leytonstone, close to the Underground Station and a stone's throw from local beauty spots including Hollow Ponds, this is an excellent spot for connecting to local amenities and nature alike.

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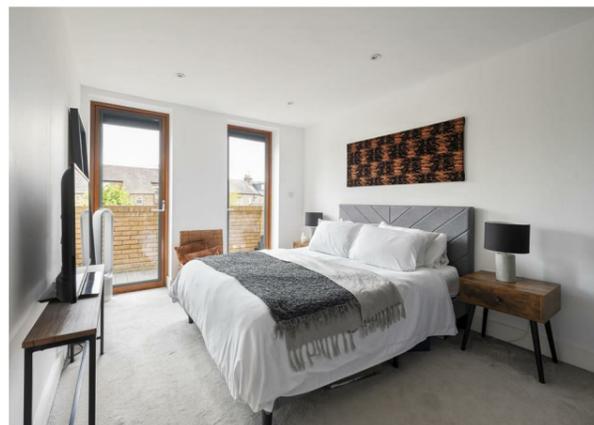
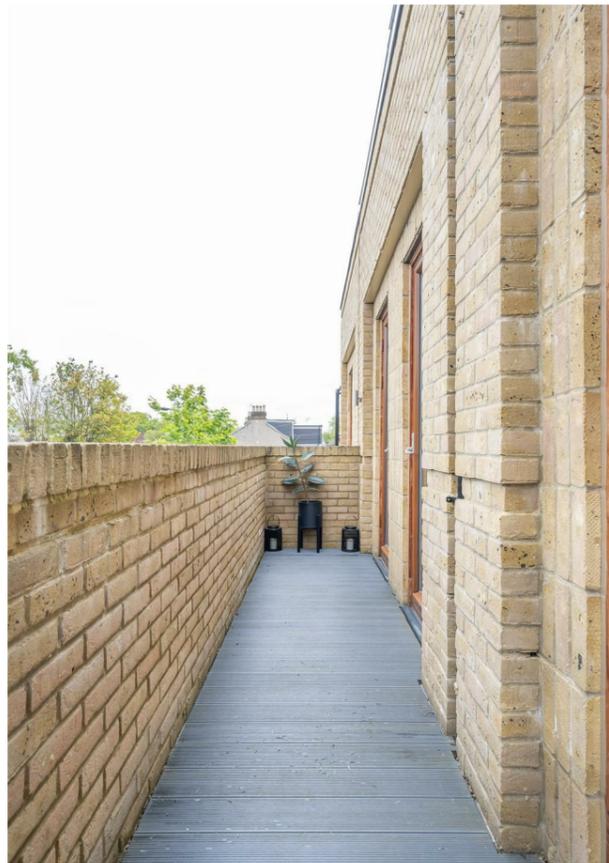
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IF YOU LIVED HERE...

This smart apartment is the height of contemporary design and style, unfolding over 700+ square feet. You will love the sense of space in the large, open plan living area, with doors leading out to your private balcony, enhancing the sense of light.

This outdoor space actually spans your living space and both bedrooms, creating a fantastic sense of light and offering an impressive external extension to your footprint. Your first bedroom is a great sized double, and features snugly carpets. The second bedroom is a brilliant size and offers flexibility to adapt to your needs; it could become a second bedroom for a growing family or likewise a home office. You've got underfloor heating throughout the apartment, a fantastic luxury for chilly winter evenings that you are sure to appreciate. The kitchen is state of the art, with fully integrated appliances and, as mentioned, bespoke quartz countertops. The bathroom is gloriously stylish, with a vanity sink, waterfall shower over the large tub and chic tiling.

The inclusion of a parking space is a welcome addition, especially as the A12 is moments from your door, making for an easy escape from London.

WHAT ELSE?

- Leytonstone Underground is a little over half a mile away, and is on the Central Line which has a frequent service into Liverpool Street and Central London.

- Out and about in the local area, you have some of London's most loved and renowned restaurants in your immediate locale. Head to award winning Homies on Donkey's to sample their tacos and cocktails, or Singburi - Time Out's restaurant of the year, which serves authentic Thai cuisine. Book both early to avoid disappointment, but we urge you to go!

- Hollow Ponds and Leyton Flats are well worth a visit, with pedalo hire available to explore the waterways and acres of historic woodland, this is a tranquil oasis away from the hustle and bustle.



A WORD FROM THE OWNER...

"We have thoroughly enjoyed our time at the property, primarily due to its superb location. Being just a short walk from the local high street and Leytonstone station has made our daily commutes incredibly convenient. Located just a stop from Wanstead High Street, we are close to a selection of excellent pubs, restaurants, and the area's monthly farmers' market. Additionally, Walthamstow Village is within easy walking distance. Locally, we often visit, The Kitchen, The Red Lion, The Birds, The Bull and the Leytonstone Tavern - which boasts some of the best burgers in London. For cocktail enthusiasts, an evening at Rear Window is essential, where Ruth, the landlady, always provides a warm welcome. Also, be sure not to miss the tacos at Homies on Donkey's. As dog owners, we particularly value the proximity to Hollow Ponds. We've spent many enjoyable summer evenings and weekends strolling around the pond and exploring the expansive open spaces with our furry friend. Despite its vibrant local atmosphere, the property's location—set back from the main road—allows us to enjoy the tranquility of Waltham Forest. For those who enjoy cycling, there are excellent routes through Walthamstow that lead into Hackney and Epping Forest. In summary, Leytonstone offers the best of both worlds: a vibrant urban lifestyle with easy access to the city, coupled with the charm of the Essex countryside."

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