

Kitchen  
7'2" x 8'11"

Dining Area  
11'6" x 11'9"

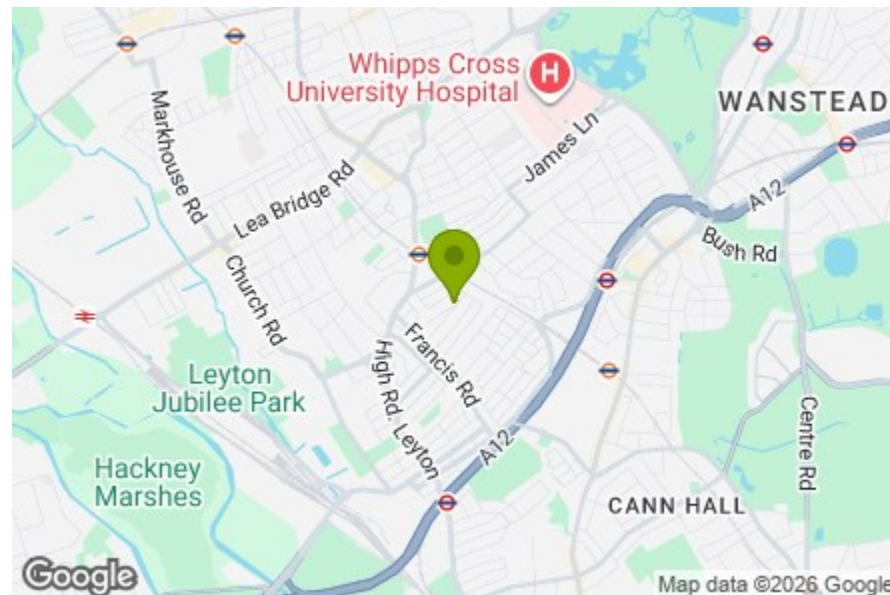
Bedroom  
12'6" x 11'9"

Reception Room  
12'6" x 14'3"

Bedroom  
5'10" x 9'0"

Bathroom  
4'1" x 9'0"

Garden  
32'9" x 11'1"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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



## SCOTTS ROAD, LEYTON

Offers In Excess Of £500,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- First Floor Maisonette
- Private Garden
- Close to Leyton Midland Road Station
- Chain Free
- Next to Francis Road

A bright and characterful two bedroom first floor maisonette with a private garden, set on a popular residential street just moments from Francis Road and within easy reach of Leyton Midland Road Station. Offered chain free, this well-proportioned home places you close to some of Leyton's most loved independent cafés, shops and green spaces, while still feeling pleasantly tucked away from the bustle.

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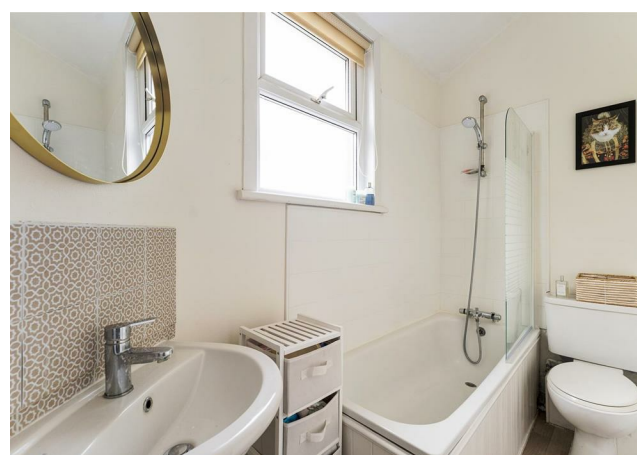
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**IF YOU LIVED HERE...**

Step inside via your own front door and head upstairs to the first-floor landing, where the rooms unfold in a practical and well-considered layout across 752 square feet. To the front, the reception room is filled with natural light thanks to its generous bay window, while decorative cornicing and a feature fireplace add plenty of character. It's an inviting room with well-judged proportions and ample space to relax or entertain.

At the centre of the home, the dining room provides a natural hub for everyday living, connecting the main rooms and creating a sociable setting for meals and gatherings. The kitchen sits just beyond, thoughtfully arranged with fitted cabinetry and worktops on either side. Nearby, the bathroom is neatly positioned off the landing and features both a bath and overhead shower.

The principal bedroom is a comfortable double overlooking the rear, while the second bedroom sits alongside the reception room and offers flexibility as a guest room, nursery or workspace.

Outside, your private garden provides a welcome extension of the home, with plenty of room for planting, outdoor dining and making the most of warmer days. With Francis Road's independent scene quite literally around the corner, you'll have some of Leyton's best-loved spots within easy reach.

**WHAT ELSE?**

- Leyton Midland Road Station is close by, offering convenient Overground connections across East London.
- Francis Road is just around the corner, home to favourites including Albert & Francis, Phlox Books, Yardarm and a collection of independent neighbourhood businesses.
- Coronation Gardens, Sidmouth Park and the wide open greenery of Wanstead Flats are all within easy reach for walks, exercise and outdoor time.



**A 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 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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