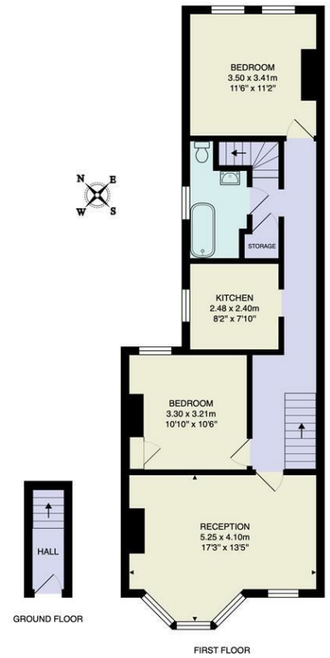


Total Area: 72.5 m² ... 780 ft²

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.

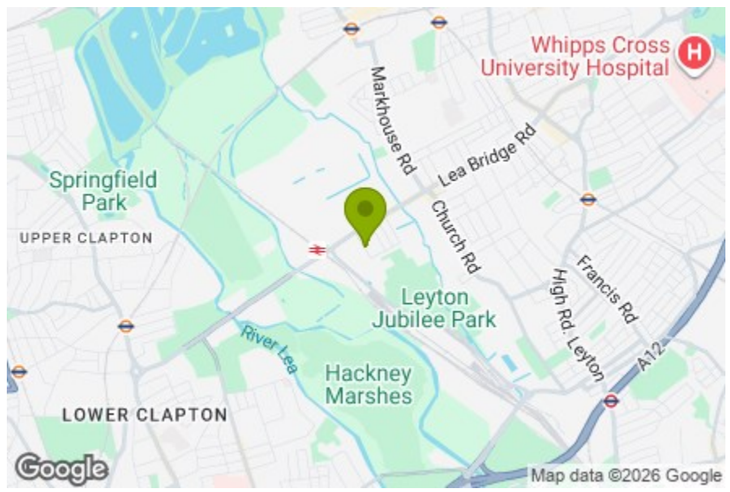
Reception
17'2" x 13'5"

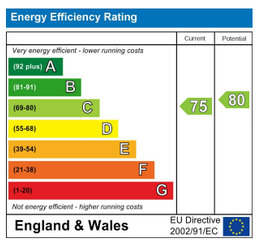
Kitchen
8'1" x 7'10"

Bedroom
10'9" x 10'6"

Bedroom
11'5" x 11'2"

Bathroom





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

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PERTH ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold

2 Bed Apartment - Conversion

Features:

- Two Bedroom Apartment
- First Floor
- Private Rear Garden
- Beautifully Presented
- Moments from Lea Bridge Station

This impressively designed two-bedroom ex-Warner apartment is located in a thriving spot within walking distance of Hackney Marshes, as well as some of the area's best food and drink-based perks. Lea Bridge station is a short stroll away, and buses are plentiful, so you can reach Clapton, Leyton, Stratford and Walthamstow with fantastic ease.

As for the apartment itself, it's had a lot of love put into the restoration, with the traditional features blending perfectly with the considered updates, and plenty of natural light. It also benefits from a private garden and a sole-use front door

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IF YOU LIVED HERE...

You'll immediately appreciate the beauty of this iconic design developed by Walthamstow's first mayor at the turn of the last century, and you'll understand why they've become so sought-after now...

Set up on the first floor beyond your sole-use front door and hallway, the front reception room has been beautifully preserved with thoughtful updates such as the bespoke carpentry, painted floorboards and spotless decor, all bathed in light from the generously sized bay windows.

Both of the spacious bedrooms have more considered decor, as well as beautiful timber flooring. The kitchen hits the sweet spot between being characterful but also modern, with its navy shaker-style units, white tiling and brass fittings. This theme is continued in the sensational bathroom, where you'll love the striking floor tiles and clawfoot tub with shower overhead.

You'll enjoy making the most of your spacious rear garden, which is fantastically secluded due to the mature foliage and pergola at the rear. You've also got plenty more greenery to explore nearby; Jubilee Park is just a short stroll away, while Hackney Marshes is slightly further.

Walk a few minutes and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as Italian deli with a Japanese influence, Pinch la Deli and eclectic event space Patchworks, which now houses Blondies brewery - a great choice for a new local.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which recently won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.

WHAT ELSE?

- The nearby Lee Valley Ice Centre offers a range of public skating sessions and lessons that suit all ages and abilities. There's also a gym, cafe, exercise studios and community space. The Lee Valley Riding Centre is also the same distance away, and runs all sorts of courses for pony-loving amateurs and experts alike.
-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and al fresco dining area - and it's only a short minute walk from your front door.
-Ride your bike or take a stroll all the way down the canal to the Olympic Park, where you can make the most of everything from the London Aquatic Centre to the Velodrome. Just beyond you've got Westfield Stratford for all your shopping needs. You won't ever be stuck for essential items thanks to the great selection of convenience stores on Lea Bridge Road. Aldi is a short walk away.



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, 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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