



Ground Floor

Total Area: 58.5 m<sup>2</sup> ... 629 ft<sup>2</sup>

All measurements are approximate and for display purposes only

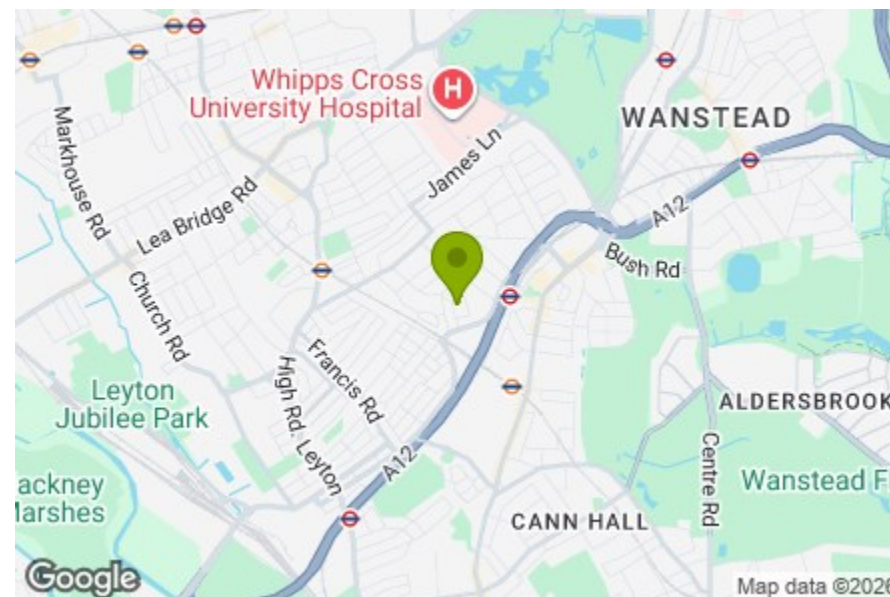
Reception Room  
16'11" x 11'4"

Kitchen  
7'4" x 11'4"

Bedroom  
10'10" x 13'2"

Bedroom  
13'5" x 7'4"

Bathroom  
10'2" x 5'1"



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	

## DRAYTON ROAD, LEYTONSTONE

Offers In Excess Of £385,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Ground Floor Apartment
- Very Well Presented
- Flooded with Natural Light
- Allocated Parking
- New Double Glazing Throughout
- Moments from Leytonstone Station
- Short Walk to Leytonstone High Street

A light-filled two-bedroom ground floor apartment in a connected Leytonstone setting, just moments from the station and a short walk from the High Road. Very well presented and with allocated parking, this is a home that feels practical, generous and easy to settle into.

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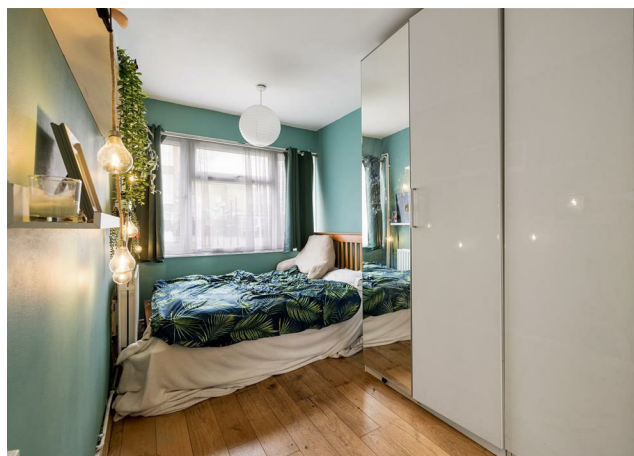
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#### IF YOU LIVED HERE...

The layout is simple and well judged, with a broad central hallway leading through to a generous reception room at the front. At just under seventeen feet in length, it is a lovely space to spend time in, with enough room to shape distinct areas for relaxing and dining. Natural light pours in through the large windows, while the warm flooring and soft, neutral backdrop give the room an easy sense of comfort.

The kitchen sits separately, neatly arranged and thoughtfully finished, with smart cabinetry, good storage and plenty of worktop space. Both bedrooms are genuine doubles, which is always a welcome find, and the bathroom is unusually roomy too. Altogether, the flat has a calm, well cared for feel, with bright rooms, pleasing proportions and a quiet spot at the back of the building that adds to the sense of retreat.

#### WHAT ELSE?

Leytonstone Underground Station is on the Central line, making journeys into the City and West End pleasingly straightforward.

Filly Brook on Grove Green Road is a much-loved local bar and restaurant, while Unity Cafe has become a staple independent spot in the area for coffee, bakes and a slower start to the day.

You're close to the High Road for everyday essentials, coffee stops and local restaurants, while the quick access to the Central line makes getting across London refreshingly straightforward.



#### A WORD FROM THE OWNER...

"I have absolutely loved this flat. It was my first purchased home and as soon as I stepped in I immediately felt that warm energy I had been searching for. Some flats have that homely energy when you step in and this certainly has that. I refurbished the whole flat when I moved in to make it as characterful and charming as possible and due to the big rooms, I had a lot to play with. I was always hosting gatherings at the flat as people felt at home here. It goes without saying that it is incredibly convenient. The central line is so close, as is the overground and there are so many shops around! Fillbrook on the end of the road is the best bar/restaurant in Leytonstone in my opinion so I felt very lucky to have that as my local. There is a yoga studio just round the corner, as well as a pharmacy, Unity cafe and more. One of the real benefits of this flat is how quiet it is! As it is around the back of the building, I get no road noise at all. I absolutely love Leytonstone and this flat and I will be sad to leave it as I have so many wonderful memories here."

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