

Reception/Lounge/Diner  
15'0" x 17'6"

Bedroom  
10'9" x 12'4"

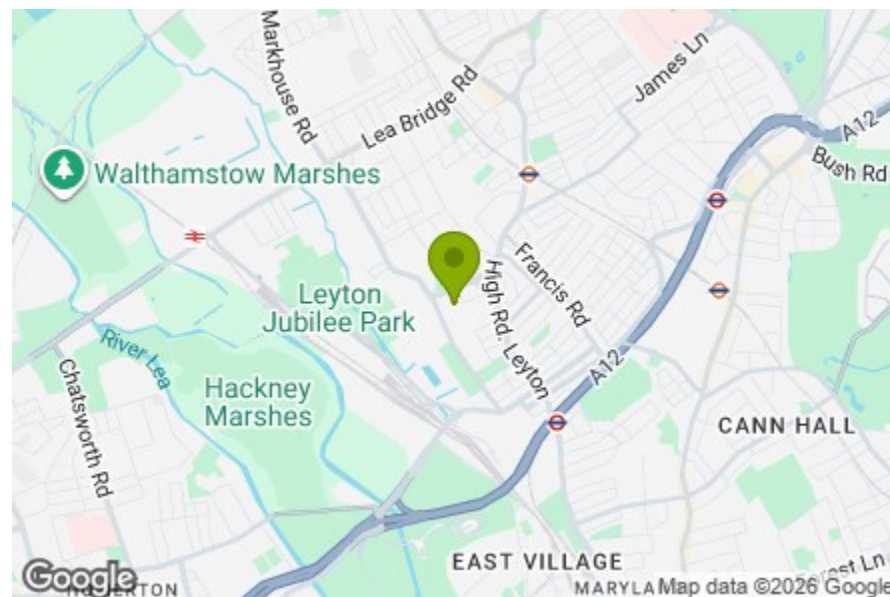
Bedroom  
16'5" x 8'8"

Bathroom  
5'4" x 8'7"

Balcony  
4'3" x 16'0"

Total Area(Excluding Balcony): 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## CRAFT MEWS, LONDON

### £500,000 Share of Freehold

### 2 Bed Maisonette



#### Features:

- 2 bedrooms
- First floor
- Architecturally designed
- Gated development
- Circa 802 square feet
- Private entrance
- Balcony off reception area

A beautifully designed two bedroom first floor home with its own private entrance, forming part of a detached, freestanding house, with neighbouring accommodation occupying the ground floor. Set within a gated development in the heart of Leyton, this architecturally designed home offers around 802 square feet of thoughtfully arranged living space, close to independent cafés, local restaurants, transport links and open green spaces.

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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

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hello17@stowbrothers.com  
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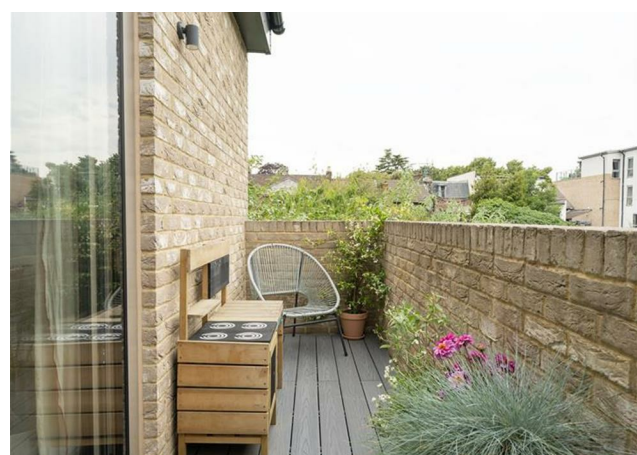
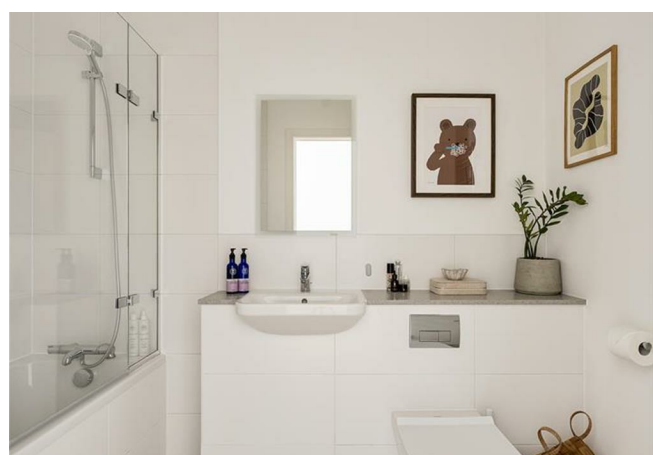
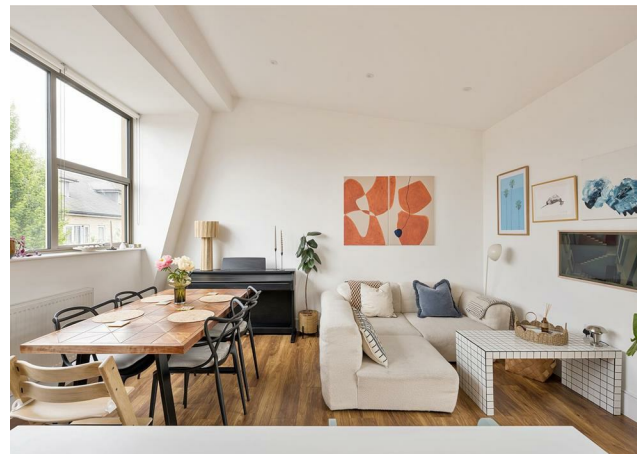
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hellohackney@stowbrothers.com  
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### IF YOU LIVED HERE...

Your private entrance leads up to a first floor landing, where the sense of space and light is immediately apparent. At the front is a generous principal bedroom with built-in storage and an en suite shower room. Large windows draw in plenty of natural light, while calm, neutral décor creates a restful atmosphere.

Further along the hallway sits the second bedroom, another well-proportioned room that would work equally well as a guest room or home office. Opposite is the main bathroom, finished in a clean, contemporary style and fitted with a full-sized bath.

At the rear, the home opens into a striking open-plan kitchen, lounge and dining room stretching more than 17 feet in length. This bright, sociable space has been designed with modern living in mind, with large windows, warm timber flooring and room for relaxing, dining and entertaining. Doors lead directly onto an east facing balcony, perfect for a morning coffee.

The detached, freestanding setting gives the home a distinctive feel within the gated development, while the considered design throughout creates a calm, cohesive space that is easy to settle into.

### WHAT ELSE?

- Leyton Midland Road station is within easy reach, while Leyton Underground station offers quick Central line connections into the City and West End.

- Francis Road is nearby, home to much-loved independents including Marmelo Kitchen, Perky Blenders and Yardarm.

- Coronation Gardens, Abbots Park and Hackney Marshes are all close by, offering plenty of room to walk, run, cycle or unwind outdoors.



### WORD FROM THE OWNER...

"We've absolutely loved our 5 years at Craft Mews. Huge windows, high ceilings and skylights throughout fill the flat with light, giving it such a lovely atmosphere to live in, and the private balcony has been a wonderful spot to unwind on a warm summer's evening or enjoy a sunny breakfast to start the day. The sense of community within the mews, as well as across the surrounding area, is like nowhere we've lived before, and it's something we'll truly miss. We've loved having Leyton's green spaces on our doorstep (Epping Forest, Olympic Park), a short walk to Francis Road and Tilbury Yards, and the ease of a 25-minute cycle into the City, or Leyton station close by for the Central line, with the Elizabeth line one stop away at Stratford. It's been a real special home for us as a family, and we hope the next owners can enjoy it just as much."

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