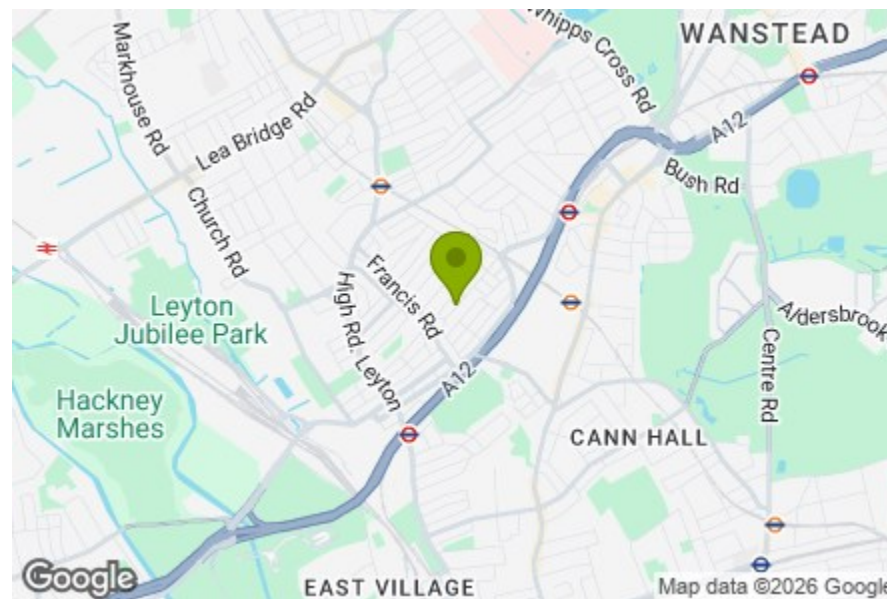




- Reception  
17'6" x 14'2"
- Bedroom  
11'2" x 11'11"
- Kitchen/Diner  
10'9" x 23'5"
- Bathroom
- Bedroom  
15'8" x 16'2"
- Storage
- Storage
- Storage
- Eaves Storage
- Garden  
approx 28'8" x 10'5"

Total Area (Excluding Eaves Storage): 94.6 m<sup>2</sup> ... 1018 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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## RICHMOND ROAD, LEYTONSTONE

### Offers In Excess Of £625,000 Freehold 2 Bed Maisonette



#### Features:

- Split Level Abrahams Apartment
- Two Double Bedrooms
- Fantastic Proportions (Approx 1000sqft)
- Eat-In Kitchen Diner
- Landscaped Rear Garden With Direct Access
- Beautifully Presented
- Close to Francis Road
- Easy Access to Both Leyton & Leytonstone
- Fantastic Array of Pubs, Cafes & Restaurants Nearby
- Double Glazed Sash Windows & Plantation Shutters

A beautifully presented two bedroom split level Abraham's apartment, set along a sought-after residential street within easy reach of both Leyton and Leytonstone. Offering almost 1,000 square feet of well-proportioned living space, with an eat-in kitchen diner, direct access to a landscaped rear garden and Francis Road just a short stroll away, this is a generous home in one of East London's most established and welcoming neighbourhoods.

**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**  
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0208 520 3077

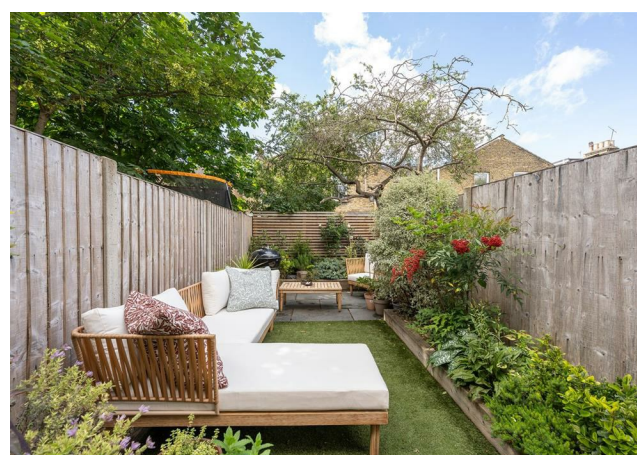
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### IF YOU LIVED HERE...

Step inside and you'll find a home that immediately impresses with its sense of space and natural light. The reception room is an inviting setting, with double glazed sash windows dressed in plantation shutters and plenty of room for both relaxing and entertaining. To the rear, the generous eat-in kitchen diner offers excellent storage and workspace alongside ample room for a dining table, creating a sociable heart of the home. From here, you have direct access to the landscaped rear garden, an attractive outdoor retreat for morning coffee, summer dining or simply unwinding at the end of the day.

Also on this level is one of the two double bedrooms, a beautifully proportioned room with a calm, restful feel. Upstairs, the principal bedroom occupies the upper floor, enjoying a particularly spacious layout with skylights drawing natural light across the room. The bathroom is smartly finished in a classic style, while throughout the apartment you'll find a cohesive finish, thoughtful presentation and the sort of proportions that

are increasingly hard to find.

### WHAT ELSE?

Richmond Road has a genuine neighbourhood feel, with a friendly community of residents and a well-established annual street party that reflects the area's strong sense of connection and local pride.

Francis Road is just a short stroll away and has become one of East London's most loved destinations, home to independent favourites including Marmelo Kitchen, Yardarm, Dreamhouse Records and Phlox Books. Nearby pubs such as The Heathcote & Star, The Northcote Arms and The Red Lion offer plenty of choice for relaxed evenings close to home.

Leyton and Leytonstone stations are both within easy reach for Central line connections, while Stratford is just a short journey away, opening up access to the Elizabeth line, Westfield Stratford City, Queen Elizabeth Olympic Park, Here East and a huge range of cultural, sporting and dining destinations.



### A WORD FROM THE OWNER..

"Great area for young couples and new families, lots of new bars, cafes and restaurants opening regularly - including development of Leyton Midland arches. Great hub and community throughout the area, lots of options for health and fitness. Francis Road has a lovely village feel and KERB street food / general market every Saturday."

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