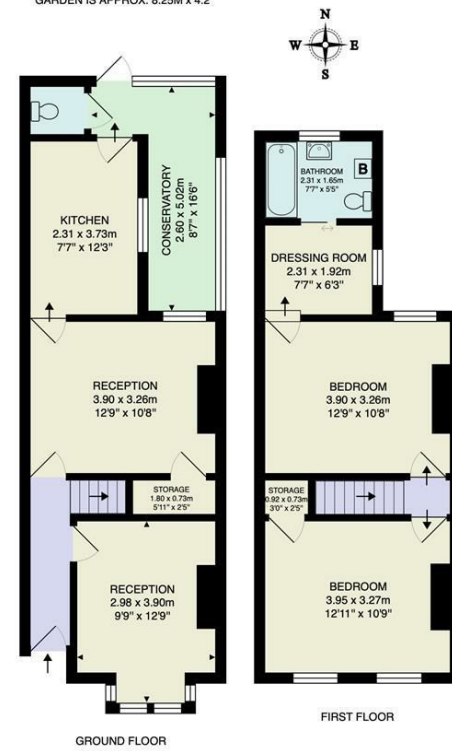


GARDEN IS APPROX. 8.25M x 4.2



Total Area: 89.9 m<sup>2</sup> ... 967 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.

Reception  
9'9" x 12'9"

Reception  
12'9" x 10'8"

Storage  
5'10" x 2'4"

Kitchen  
7'6" x 12'2"

Conservatory  
8'6" x 16'5"

WC

Bedroom  
12'11" x 10'8"

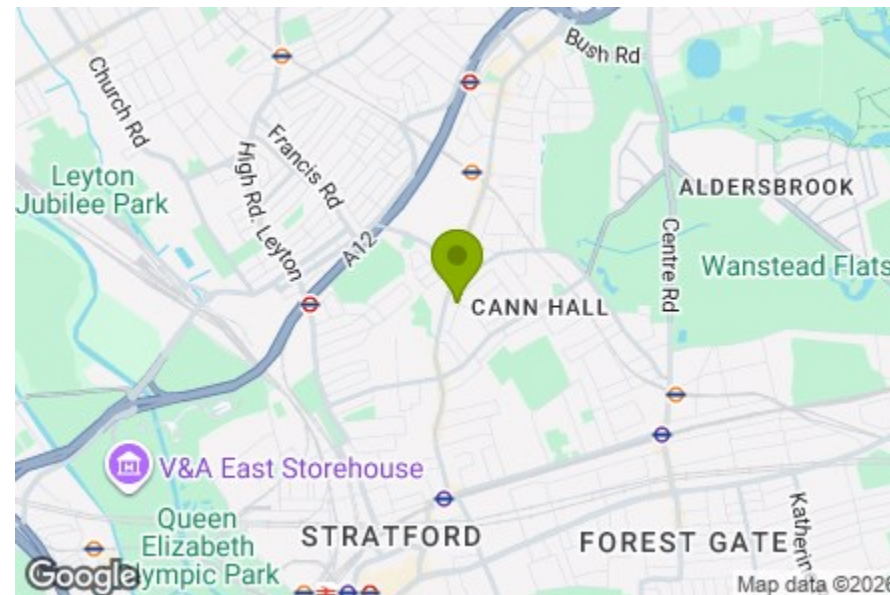
Storage  
3'0" x 2'4"

Bedroom  
12'9" x 10'8"

Dressing Room  
7'6" x 6'3"

Bathroom  
7'6" x 5'4"

Garden  
27'0" x 13'9"



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 67                      |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |



## SELBY ROAD, LEYTONSTONE

### Offers In Excess Of £600,000 Freehold 2 Bed House



#### Features:

- Victorian End Terrace House
- Freehold
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden
- Rear Access
- Good Decorative Order
- Good Transport Links
- Close to Wanstead Flats

A charming two bedroom Victorian end terrace offering around 960 square feet of well arranged living space, set on a quiet residential street just a short walk from the wide open greenery of Wanstead Flats. This freehold home is arranged over two floors and features two reception rooms, a private garden with rear access and thoughtfully finished interiors throughout. You're also well placed for the cafés, pubs and everyday amenities of Leytonstone High Road, with reliable transport links nearby making it easy to reach Stratford, the City and the West End.

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### IF YOU LIVED HERE...

Step inside and the sense of space is immediately clear. The home's Victorian proportions create a comfortable, well balanced layout, with two reception rooms arranged one behind the other. The first sits at the front of the house, a bright and welcoming living space with a large window drawing in natural light. Behind it, the second reception room works perfectly as a dining room or additional lounge, with exposed brickwork adding warmth and character.

Towards the rear, the kitchen has been arranged with everyday living in mind, offering good storage and worktop space. Just beyond, a conservatory brings in additional daylight and provides a natural transition between the house and garden. Outside, the private garden offers a peaceful spot to enjoy warmer days, with space for seating and planting, while rear access adds everyday practicality.

Upstairs, both bedrooms are well proportioned doubles,

positioned across the front and rear of the house. One also benefits from an adjoining dressing room, which could equally work as a study or nursery depending on your needs. The family bathroom is neatly finished and sits off the dressing room, completing the first floor.

### WHAT ELSE?

Wanstead Flats is only a short walk away, offering acres of open grassland and woodland paths, perfect for weekend walks, morning runs or simply unwinding outdoors.

The nearby Winchelsea Road arches and Leytonstone High Road have become a favourite local destination for independent food and drink, with spots such as Wild Goose Bakery, Pretty Decent Beer and The Leytonstone Tavern close by.

Leytonstone Central Line station is within easy reach, offering quick connections to Stratford, the City and the West End. You also have convenient access to the Elizabeth line, making journeys across London particularly fast and straightforward.



### A WORD FROM THE OWNER...

"We've absolutely loved our seven years here. Leytonstone perfectly balances vibrant East London energy with a warm, welcoming community. The location gives you the best of both worlds: peaceful walks at Hollow Ponds and in Epping Forest, alongside lively high street pubs, independent cafes, and local standouts like Le Regret (wine bar) and the Leytonstone Tavern (epic burgers and roasts) just five minutes away as well as easy access to Forest Gate's railway arches breweries and wine bars.

It's also incredibly well-connected, with the Central line, Elizabeth line, Overground, and Stratford stations all within a 15-minute walk (or short bus ride). Our neighbours are lovely and we will be sad to leave but we know the next owners will fall in love with the area and the house as quickly as we did."

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