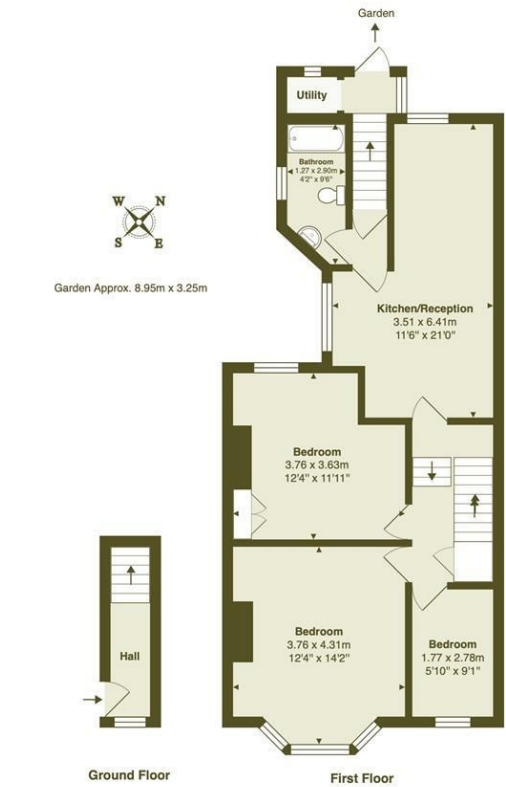




Bedroom
5'9" x 9'1"

Bedroom
12'4" x 14'1"

Bedroom
12'4" x 11'10"

Kitchen/Reception
11'6" x 21'0"

Bathroom
4'1" x 9'6"

Utility

Garden
29'4" x 10'7"



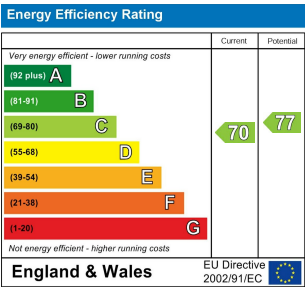
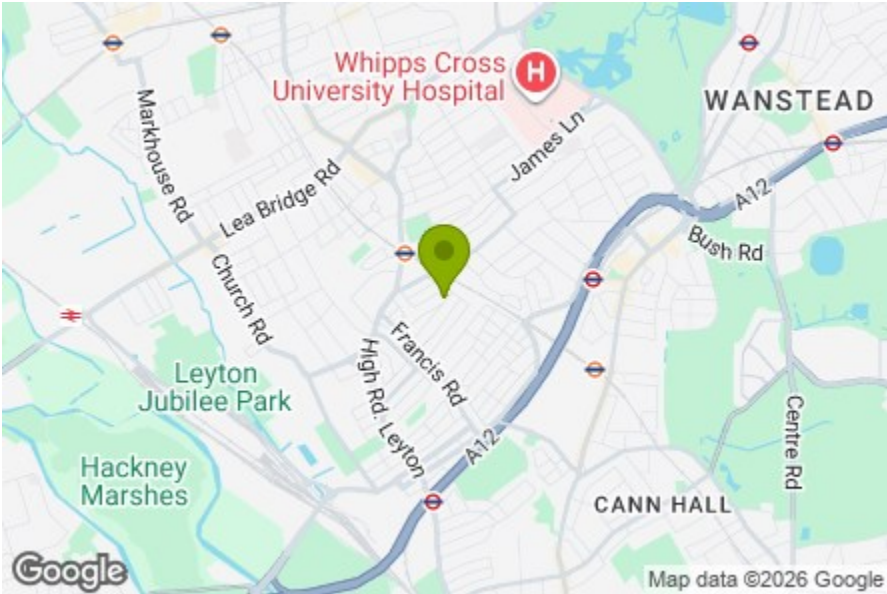
MORLEY ROAD, LEYTON
Offers In Excess Of £500,000 Leasehold
3 Bed Flat



Features:

- Three Bedrooms
- First Floor Flat
- Own Front Door
- Private Garden
- Open Plan Kitchen / Living Area
- Moments From Francis Road
- Short Walk To Leyton Midland Road

A bright and characterful three bedroom first floor flat in Leyton, with its own front door, a private garden and a wonderfully sociable open-plan living space. Francis Road is close by for independent food, coffee and wine, while Leyton Midland Road keeps the neighbourhood well connected.



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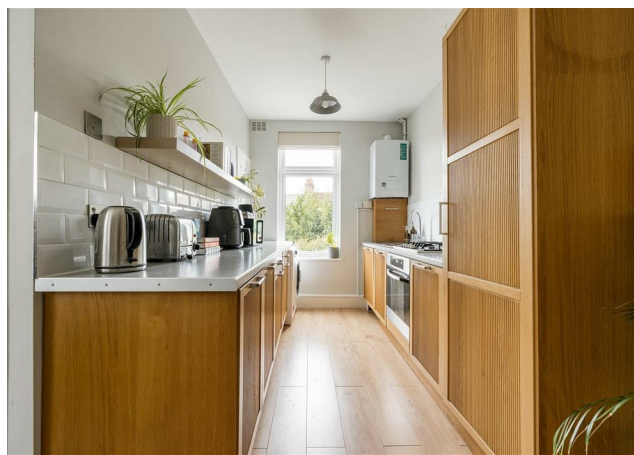
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IF YOU LIVED HERE...

Your own front door opens to a ground floor hallway, with stairs taking you up into the flat. From the first-floor landing, the three bedrooms are grouped towards the front and middle of the home. The largest is a lovely, restful room with a bay window, soft carpet and blue-grey walls, while the second double has a lighter palette and built-in storage. The third bedroom is more compact, currently arranged as a home office, with a window bringing in plenty of natural light.

Continue along the hallway and the kitchen/reception opens up at the rear, creating a generous space for cooking, relaxing and eating together. Pale walls and warm-toned flooring keep things bright, with room for both a sofa and dining table. The kitchen runs into the far end, where timber cabinetry, white metro tiles and open shelving bring warmth and texture. Alongside is the bathroom, finished with white and green tiling and a bath with shower above. A utility area sits beyond. Outside, the flat has its own private, with a decked seating area surrounded by established

planting and mature greenery, plus a further spot beneath the trees for a table and chairs.

WHAT ELSE?

- Francis Road is one of Leyton's best-loved local stretches, with independents including Yardarm, alongside plenty of places to stop for coffee, food or a drink.
- Leyton Midland Road is within easy walking distance for Overground services, while local favourites Burnt Smokehouse and Gravity Well add to the area's food and drink offering.
- You're well placed for green space too, with Leyton Jubilee Park and Hackney Marshes both within easy reach.



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 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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