

Reception  
10'9" x 10'5"

Kitchen  
8'1" x 7'11"

Bedroom  
10'9" x 10'6"

Bedroom  
11'6" x 11'1"

Bathroom  
7'11" x 5'4"

Storage

Garden  
22'11"



## PERTH ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



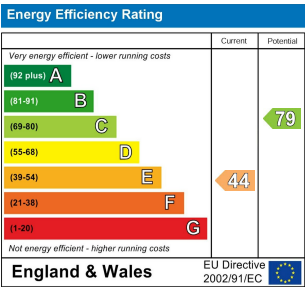
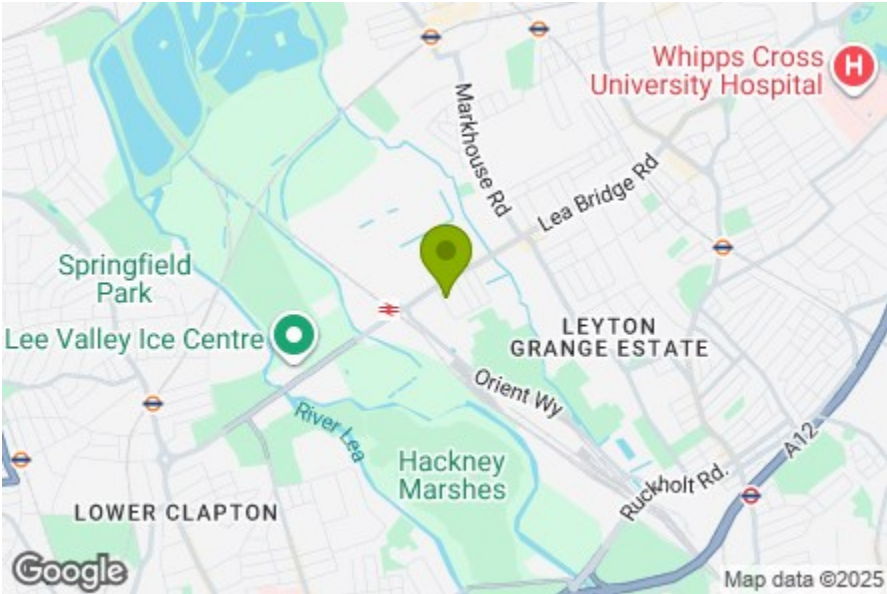
### Features:

- Ground Floor
- Two Bedrooms
- Own Section of Rear Garden
- Own Front Door
- Moments from Lea Bridge Station

A warm and inviting two-bedroom apartment occupying the lower level of a traditional East London Warner. This Leyton residency is adorned with tasteful décor choices and enviably appointed on a tranquil tree-lined street moments from equidistant Clapton and Walthamstow, placing you at the centre of some of the best of East London.

Ideal for commuters, you'll be a mere six-minute stroll to Lea Bridge station, offering seamless connectivity across the Capital.

REQUEST A VIEWING  
0203 397 9797



E11, E7, E12 & E15  
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hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
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0203 369 1818

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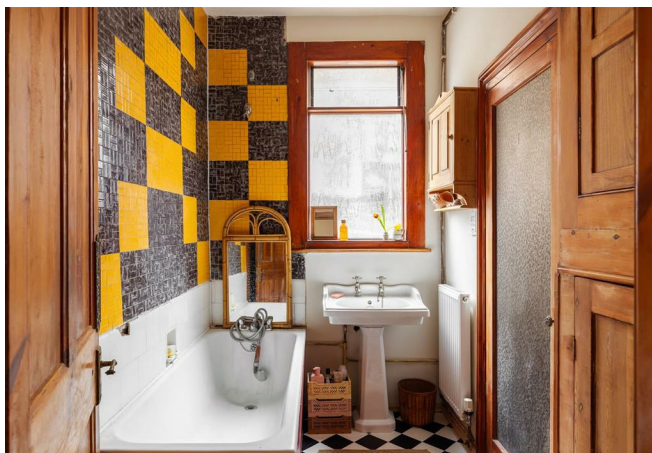
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#### IF YOU LIVED HERE...

Set within a charming Warner building, this stylish two-bedroom ground floor apartment offers a period home with delicate modern touches. The property benefits from its own front door, enhancing the sense of privacy and independence. Beyond it's striking brick façade, the apartment's carefully considered palette and material details create a warm and inviting space. Offering the ideal haven for hosting as well as a serene urban escape, perfect for unwinding.

The bright and inviting reception room features original wooden flooring, a feature fireplace, and large windows that fill the space with natural light, creating a warm and homely atmosphere. A separate, well-appointed kitchen offers ample storage and characterful wooden units, leading to your very own section of a private rear garden—an ideal space for al fresco dining or gardening enthusiasts.

Both bedrooms are generously sized, with the master showcasing a characterful fireplace and plenty of natural light. The second bedroom provides flexibility, perfect for a guest room, home office, or nursery. A notable feature of this home is the vibrant and eclectic bathroom, complete with a striking yellow and black tiled design, a traditional bathtub, and charming period touches.

Perfectly located, the apartment is just moments from Lea Bridge Station, ensuring swift connections to central London and beyond. With Walthamstow and Clapton nearby, you'll enjoy a wealth of independent cafés, lively markets, and green spaces, including the expansive Walthamstow Marshes and Hackney Downs. This home offers a rare opportunity to enjoy the best of East London living in a characterful and well-connected setting.

#### WHAT ELSE?

- In search of more green space? Leyton Jubilee Park is a mere five-minute stroll from your doorstep, complete with an outdoor gym as well as an in-park café, proving great for weekend strolls.
- Sport enthusiast? Your moments from the iconic Lee Valley Ice Centre. Revitalised with a £30 million refurbishment in 2023, the centre provides a variety of skating sessions and lessons suitable for all skill levels. For those who prefer to watch from the sidelines, the centre features its own café alongside a fully equipped health and fitness centre.
- Cyclists will thrive in their new residency as there is a growing network of bike paths in the area offering cyclists a leafy, scenic routes for their daily commute. You'll also enjoy the large Cycle Hub, a secure storage of bicycles conveniently located close to the Lea Bridge Road entrance to Lee Valley Park.



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

"This was the first home we bought together after 10 years in and around the area. It's the perfect location to stay within walking distance to everything thats amazing about Hackney and we'll forever miss Lea Bridge Station and how easy it is to get everywhere. The flat has so much character and is a wonderful space. We have created so many memories; mainly nice walks on the marshes, good coffee from Pavillion and being part of a lovely local community."

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