

Lindley Road, E10



Reception Room
15'0" x 14'0"

Bedroom
9'9" x 12'0"

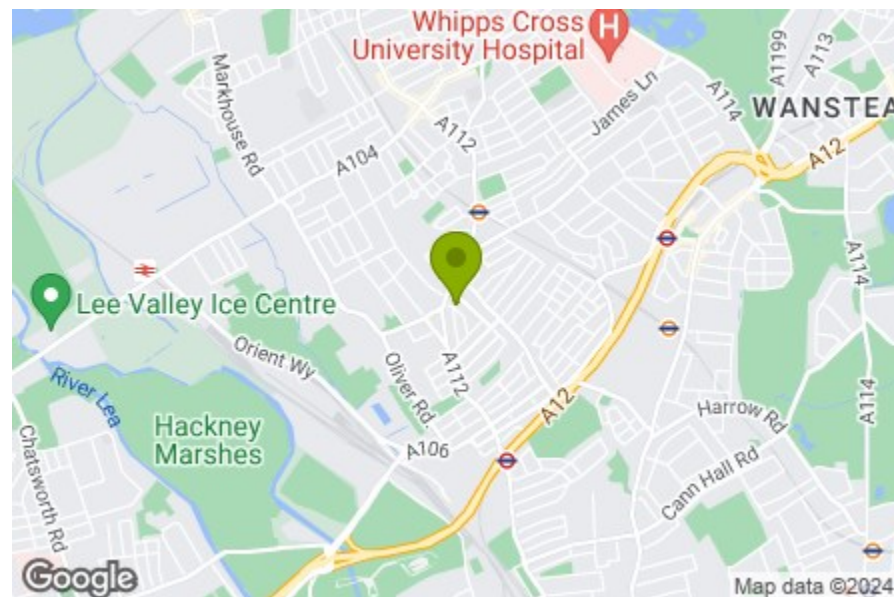
Bathroom
6'10" x 5'2"

Kitchen
6'10" x 6'11"

Bedroom
9'11" x 7'0"

Loft Room
14'10" x 14'9"

Total Area: 80.6 m² ... 867 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LINDLEY ROAD, LEYTON

Offers In Excess Of £385,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedroom First Floor Flat
- Victorian Conversion
- Loft Room
- Close To Francis Road
- Spacious Lounge
- Long Lease
- Chain Free

This two bedroom apartment in a Victorian mid-terrace property in Leyton is unusually spacious. Conveniently located close to shops, stations, and green spaces. It's an ideal place to live in this popular neighbourhood.

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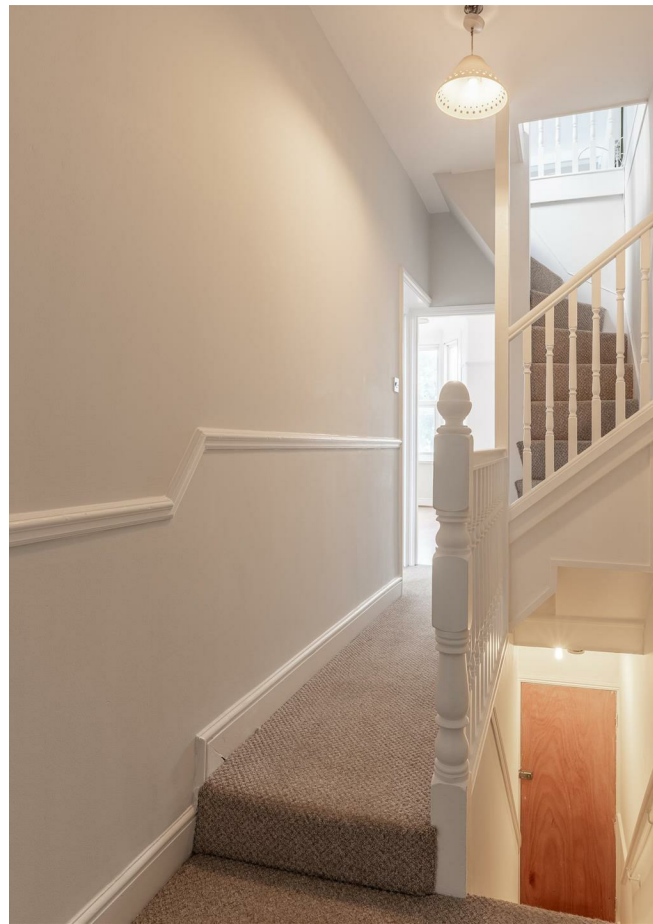
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IF YOU LIVED HERE...

You'd have 867 square feet of living space set over two floors, with most of the apartment on the first floor and a large loft room above. Your own ground floor front door leads up to a large landing which has doors to the living room, kitchen, both bedrooms and the bathroom, and stairs up to the loft room. There's a great sense of light and space, with daylight streaming down the stairs from the Velux rooflight. The living room is at the front of the property. This spacious room measures 15 ft by 14'1" and has two sunny, south-facing windows, one of which is a large bay. This provides ample room for sofas, a dining table, and a workspace. The separate kitchen is galley-style, with two walls of fitted wall and floor cabinets housing a combination of integrated and freestanding appliances. An opening window provides ventilation. The main bedroom measures 12 ft by 9'10" and has a garden view. So does the second bedroom, which has a door to a further small room with a window, fitted out as a workspace but also suitable for use as a dressing room. The bathroom, conveniently located between the bedrooms, is mainly tiled and has a bath with a mixer shower, a freestanding washbasin and WC, and a heated towel rail. A high-level window provides light and ventilation. The top floor is home to a large loft room that's suited to a variety of uses. Measuring almost 15 ft square, it has

a large Velux window and extensive built-in eaves storage that extends across the footprint of the whole property. The property has modern fixtures and fittings throughout and is decorated in a neutral palette of white and grey, with carpet in the stairs and hallway, living room and bedrooms. It's double glazed and has gas central heating.

WHAT ELSE?

- You're just around the corner from the wide selection of local shops and services along the High Road, and Francis Road with its eclectic mix of local independent shops, cafes, and restaurants, is just a couple of minutes' walk away.
- Leyton tube and Leyton Midland Road overground station are both about half a mile away. From Leyton station here you can be in the east London shopping and transport hub of Stratford in a mere two minutes, the City in 12 minutes, and the West end in 23.
- There are plenty of nearby parks and green spaces. Coronation Gardens and Leyton Jubilee Park are both within a ten minute walk, and Wanstead Flats, Hackney Marshes, and the huge Olympic Park all lie within a mile or so from your door.



A WORD FROM THE OWNER...

"The flat is located in a welcoming and inclusive community, just off Francis Road which is buzzing with interesting, independent shops, cafes and excellent local pubs including the Coach & Horses. There are also delicious eateries and restaurants such as Marmelo and Yardarm and my personal favourite Deeney's is just around the corner. There are excellent local schools nearby for all ages and you're well linked for transport with the Central Line just a 10 minute walk away at Leyton tube and easy bus routes in every direction. There are also plenty of parks and recreation grounds within walking distance."

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