

Bedroom
10'1" x 14'11"

Bedroom
10'5" x 12'7"

Bathroom
7'8" x 5'11"

Kitchen / Lounge / Diner
10'11" x 17'11"

Second Room
11'8" x 14'11"

First Room
9'8" x 12'7"

Garden
approx. 46'5" x 13'5"

Total Area (Excluding Cellar): 58.6 m² ... 631 ft²

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.



THORNHILL ROAD, LEYTON

Offers In Excess Of £475,000 Share of Freehold
2 Bed Apartment - Conversion

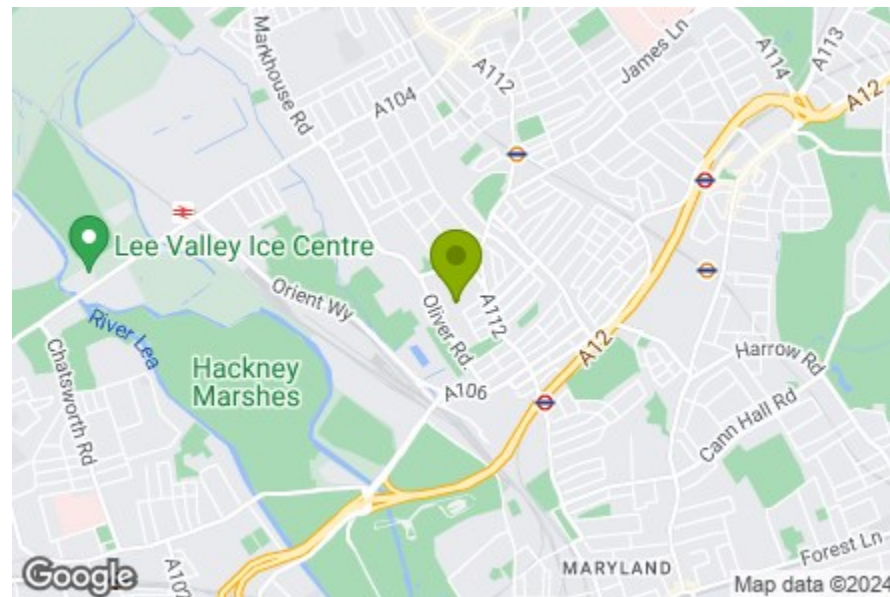


Features:

- Two Bedrooms
- Ground Floor
- Private Entrance
- Cellar
- Private Garden
- Short Walk to Leyton Underground Station
- Stripped Wooden Floorboards
- Share of Freehold
- 947 Years Remaining On The Underlying Lease

A two bedroom apartment bursting with striking style and character throughout. Enviably situated in the heart of Leyton, on the ground floor of a substantial period conversion, it comes with a delightful private garden and very large cellar.??

You're well served for open green spaces, too. Coronation Gardens and Leyton Jubilee Park are both less than ten minutes away, ideal for a morning run or an evening stroll. If you really want to lose yourself in nature, then Hackney Marshes are around a twenty minute stroll or seven minute cycle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

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
hellohackney@stowbrothers.com
0208 520 3077

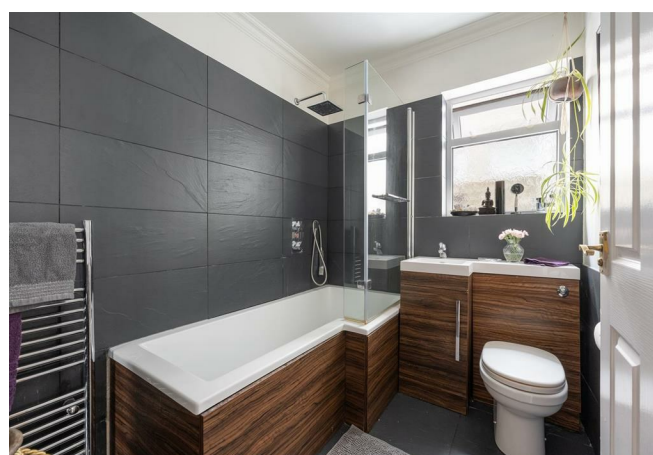
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll be luxuriating amongst a wealth of vintage designer style. Your front bedroom is a 150 square foot double with the large bay window and high ceilings of the period, and artfully restored original floorboards running underfoot. You have an ornate jade marble fire surround over an exposed brick hearth, and Victorian mouldings with farrow and ball's Hague blue walls. Bedroom two's finished in smoky shades of grey and blue with an original Victorian slate fireplace and exposed brick hearth.

Next door your bathroom is sleek and contemporary, predominantly finished in oversized slate grey letter boxes, with timber style accents and a characterfully arranged rainfall shower over the L-shaped tub. Finally, to the rear, your 200 square foot kitchen/diner is yet another artful affair, featuring engineered Walnut flooring and sleek stainless steel cabinets, granite splashbacks, matching worktops and striking statement wallpaper. Patio doors flood the space with natural light and open directly to your garden. We'll explore out there shortly.

Leyton tube station is around a fifteen minute stroll or five minute bike ride away (you have secure bike hangers on your new street), for the Central line and direct eleven minute connections to Liverpool Street, for a door-to-door City commute of less than half an hour. If you're staying local then E10's celebrated Francis Road is just ten minutes away, home to a wide range of artisanal cafes, plus Yardarm Wines and the beloved Northcote Arms gastropub.

WHAT ELSE?

- Into your garden now, where a substantial deck descends to a secluded solace bursting with diverse foliage, home to some lovely seating spots.
- Your cellar is divided into two rooms, totalling an additional 400 square feet.
- Heading to the West End? Tottenham Court Road is just twenty minutes away via the Central line, making it just a thirty five minute trip door to door.



A WORD FROM THE OWNER...

"Living in this delightful conservation area, we're nestled in a charming 'no through' road, surrounded by amiable neighbours who genuinely care. Here, nights are serene, I sleep like a baby in either of the comfortably proportioned bedrooms. We enjoy entertaining in the open plan living area, cooking with friends catching up on our weeks with the french doors flung open to the garden, seamlessly connecting to an oasis of nature and calm. The south-facing garden, sheltered and serene, the borrowed landscape is like an arboretum. Full of mature native trees that create a landscape so enchanting, it draws in local wildlife. There's a certain joy in sipping wine to the chorus of birdsong in the evening sunset, or lounging in the morning sun, having a fresh breakfast whilst flicking through the latest reels is an utter delight, escapism at its finest. On the other hand, on our doorstep, being just off the high street you'll find every convenience needed. Forgot the ginger? Ran out of wine? Need a plunger? Just nip out, down the road and back. Leyton is so well connected in all directions, with a wide range of transport options. Oxford Circus 30 mins away or Stratford Westfield for a set of new trainers or catching a movie in 10. In another direction, lies the enchanting Epping Forest, a gateway to the rustic charm of Walthamstow Village. And how can we forget the summer days spent bronzing at Hackney River Beach, or strolling through the wildflower meadows and marshes at sunset, where nature's beauty unfolds before our eyes again practically on the doorstep."

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