

Reception Room
11'0" x 7'11"

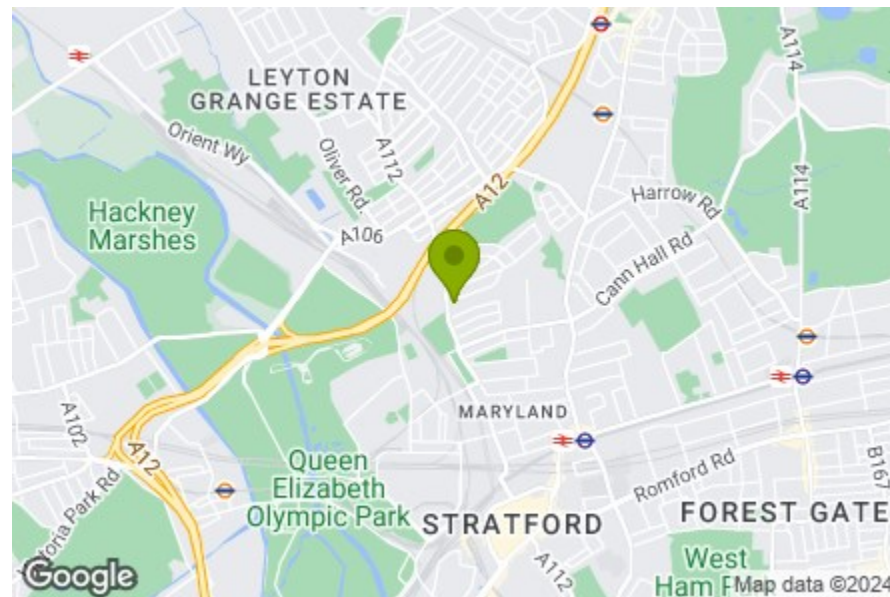
Kitchen
11'0" x 8'9"

Bedroom
11'0" x 5'11"

Bathroom

Total Area: 24.0 m² ... 258 ft²

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
		EU Directive 2002/91/EC	



LESLIE ROAD, LEYTONSTONE

Offers In Excess Of £200,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Conversion
- Chain Free
- Recently Redecorated
- Close to Leyton Station
- First Floor Apartment
- Close to Olympic Park

This compact one bedroom apartment on the first floor a Victorian terraced house in Leyton is within easy walking distance of the many amenities along the nearby High Road, including the Central Line station. It would make an excellent first time buy, pied a terre, or investment property.

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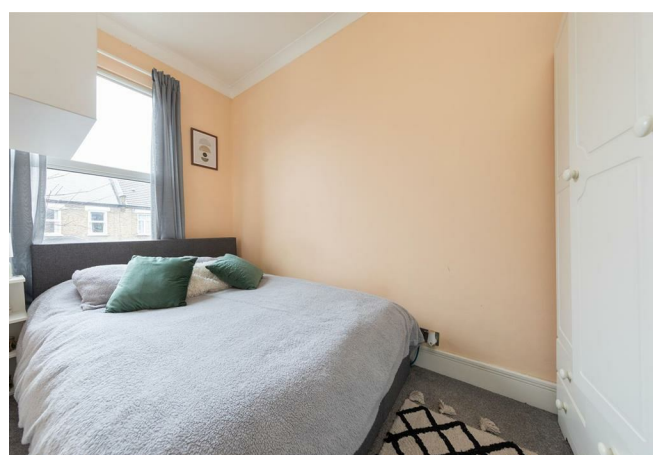
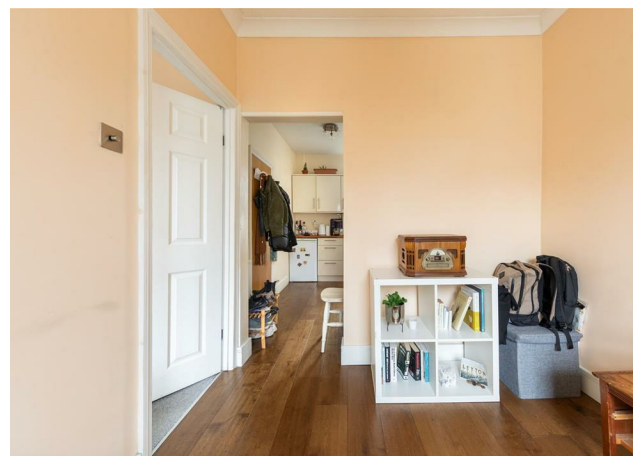
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IF YOU LIVED HERE...

You'd enjoy living in this neat apartment, with its efficient layout that ensures no space is wasted. Entering via the shared front door and entrance hall, you'll find your own front door on the first floor. This opens directly into the kitchen, which is convenient for dropping your shopping. The kitchen measures 11 ft by 8'9" and has fitted wall and floor cabinets and freestanding appliances, and space for a small table for two.

The main living space is the reception room. At 11'0 by 7'0 this can accommodate a sofa and a dining table if required. A sunny-south-facing window provides plentiful natural light.

The bedroom enjoys the same southerly aspect, and at 11'0 by 6'0 has space for a double bed and bedroom furniture. The bathroom is fully tiled and fitted with a shower cubicle and a freestanding washbasin and WC.

The apartment is double glazed and has recently been

redecorated throughout in a palette of pale neutrals that maximises the excellent natural light. A wood laminate floor runs from the kitchen to the living room, and the bedroom is carpeted for comfort.

WHAT ELSE?

- The High Road with its many local shops and amenities is just moments from your door at the end of the road.
- Leyton tube station is an eight minute walk. From here there are fast direct journeys to the local shopping, leisure and transport hub of Stratford (2 minutes), as well as to the City (12 min), the West End (22 min), and beyond.
- Less than a ten minute walk away you'll find Langthorne Park, a popular community green space is with locals a play area, sports courts, woods, and a café. And the western edge of the extensive Olympic Park is a 15 minute walk.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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