



Lounge  
10'9" x 9'2"

Kitchen  
10'9" x 6'10"

Bedroom  
10'9" x 9'2"

Bedroom  
19'0" x 6'10"

Bathroom  
7'6" x 4'11"

Hallway

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

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  
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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		71	77
	EU Directive 2002/91/EC		



## SOUTHWEST ROAD, LEYTONSTONE

### Offers In Excess Of £400,000 Leasehold 2 Bed Apartment - Conversion



#### Features:

- Two Double Bedroom Flat
- Large Lounge
- Separate Kitchen
- Private Rear Garden
- Moments to Leytonstone Station
- Close to Hollow Ponds

A bright and spacious two bedroom apartment, occupying the ground floor of a substantial Victorian terrace just five minutes from Leytonstone tube. You have a private rear garden and some of Leyton's finest features at your fingertips.

You're lucky enough to have one of E10's best gastropubs right on your doorstep. The Heathcote & Star is much loved, with a superb beer garden and regular events including live sport and stand up.

**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**  
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#### IF YOU LIVED HERE...

You'll step directly into your generous, 180 square foot living room, naturally bright from the large bay window, with the high ceilings of the period overhead, home to an original beam, and blonde flooring underfoot. From here you can step into your hallway, for some handy incidental space, and your bathroom on the left, finished from top to bottom in smoky sand tilework.

Elsewhere, both bedrooms are solid doubles, of 110 and 120 square feet respectively, each with more hardwood style vinyl underfoot. Completing the interior is your kitchen, featuring a flank of pale pine cabinets top and bottom, with quartz effect worktops and a rustic cream backsplash in between. Complementary cream flagstones run underfoot, leading you out to the garden, a lovely secluded mix of patio, lawn and thriving greenery.

Outside and, as noted, you have Leytonstone tube station just five minutes away on foot. From here the Central line will whisk

you directly to Liverpool Street in fourteen minutes, putting the City just twenty minutes away, door to door. Heading to the West End? Tottenham Court Road is just nine minutes further so you can be strolling down Oxford Street less than half an hour after stepping out your front door.

#### WHAT ELSE?

- Leyton's delightful destination of Francis Road is just ten minutes on foot, for a choice of independent artisanal cafes, plus the fine vintages at Yardarm Wines and much more.
- The open greenery of Epping Forest is just a twenty minute stroll away, explore a little further for Hollow Ponds where you can hire row boats.
- Leytonstone High Road station is just twelve minutes on foot, for the Gospel Oak to Barking Riverside overground line, your direct route to The Thames.



#### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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