



Total Area: 92.6 m² ... 997 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
17'1" x 15'1"

Bedroom
10'4" x 10'0"

Bedroom
12'5" x 11'1"

Bathroom

Utility Room

Bedroom

Ensuite

Eaves Storage



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		72	79
		EU Directive 2002/91/EC	



ABBOTTS PARK ROAD, LEYTON

Offers In Excess Of £525,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Period Conversion
- Newly Refurbished to a High Standard
- Beautiful Herringbone Flooring
- Two Stylish Bathrooms
- Bay Fronted Reception with Green Views
- Utility Room
- Next To Leyton Midland Station

Refurbished by the current owners to an exceptionally high standard, this three bedroom, split level apartment offers vintage luxury and comfort. All set in a fantastic location, with both the vibrant and more tranquil parts of Leyton at your fingertips.

Overlooking Abbots Park, you can step from your front door into a natural, open green space home to playgrounds, kick-around areas and tennis courts.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Upon entering the impressive, open-plan, living room and kitchen, the expertise, workmanship and love that has gone into the current owners' refurbishment is apparent in every square foot. With immaculate herringbone flooring throughout and an abundance of thoughtful touches such as sleek, integrated kitchen appliances, huge wall-to-wall windows and striking tower radiators throughout.

Take a walk down the corridor to find a pair of light, airy, double bedrooms and the first of two stylish bathrooms. With a complete suite including tub, rainfall shower and heated towel rail your family bathroom retains the vintage charm of the apartment with forest-green tiling and gold trim. You also have a cleverly situated utility room, ideal for laundry. Upstairs you'll find the double-skylit, principal bedroom complete with spacious en suite bathroom, featuring a stroll in, rainfall shower and vanity-sink unit.

Outside, and with Abbots Park on your doorstep and Leyton Leisure Centre less than five minutes' walk, hitting your fitness goals is simple no matter your sport of choice. Leyton Midland Road Overground Station is closer still, for the Gospel Oak to Barking Riverside line ñ from here Blackhorse Road is just two stops and five minutes away for a quick swap to the Victoria line. Finally check out the arches next to the station for Gravity Well Taproom and Burnt Smokehouse.

WHAT ELSE?

- Leytonstone tube station is just twenty minutes on foot, for the direct Central line connections to the City and West End.
- Current or prospective parents will be delighted to discover nine 'Outstanding' primary/secondary schools, all less than a mile away on foot.
- Leyton's famous foodie street of Francis Road is just a half mile on foot for a range of independent cafes and meeting spots.



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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