

Reception
15'5" x 15'8"

Bedroom
15'5" x 12'3"

Bathroom

Bedroom
8'9" x 7'0"

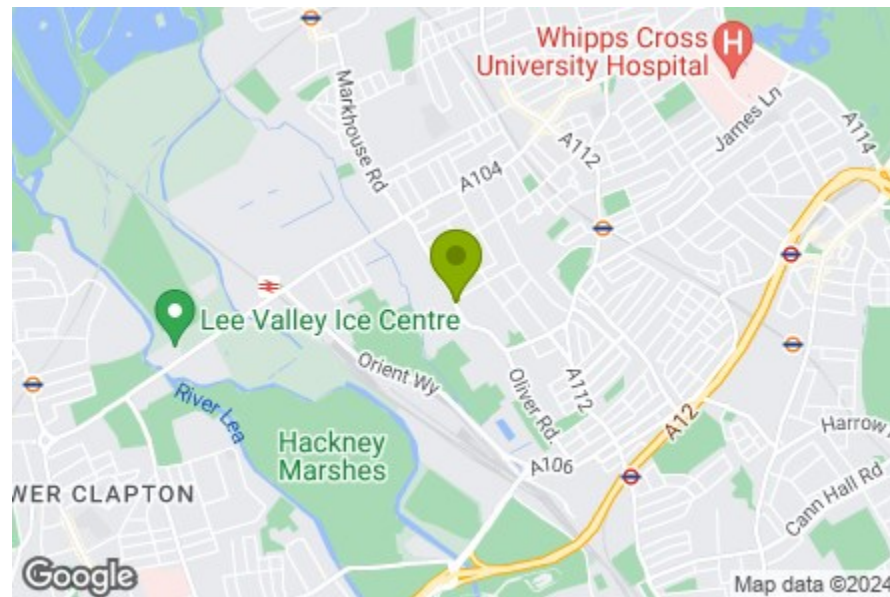
Kitchen/Diner
12'2" x 11'3"

Storage

Garden
25'9" x 52'9"

Total Area (Excluding Garden): 81.4 m² ... 877 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CHURCH ROAD, LEYTON

Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Flat
- Ground Floor
- Beautifully Presented
- Leasehold
- Original Features
- End of Terrace
- Private Garden

An immaculately presented, two bedroom, ground floor apartment, on a Victorian end of terrace, with huge private garden and lovingly restored original features alongside sleek contemporary design. Leyton Jubilee Park is just moments away.

You have endless possibilities for al fresco living here, with a huge, private, walled garden in excess of 1300 square feet. Here you you'll be able to grow your own vegetables, wine and dine guests or simply enjoy having direct access to the street from your walled entrance gate.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

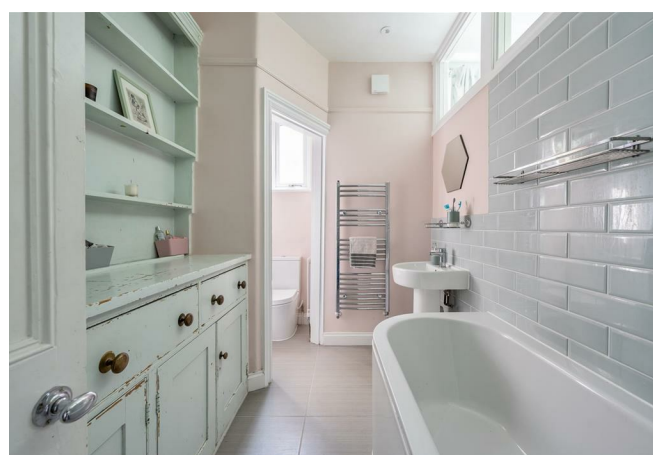
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Step inside and take a left for your glorious, 240 square foot lounge still home to many original features, including a ceiling rose, cornicing, picture rail and fireplace. The box bay window and blonde, hardwood floors make this an exceptionally bright, warm and adaptable space for relaxation or entertaining. Further down the hallway, you have a similarly styled principal bedroom, home to a fantastic, vintage, pewter fireplace and tiled hearth.

Next up you have the sumptuous, classic bathroom with heated towel rail, mint green tiling and smoky grey flooring. There's a rainfall shower over the tub and it all basks in light from the panelled windows. Your second sleeper, currently used as a nursery, also holds potential as a home working or exercise room and has a bright, double sash window overlooking the garden. Your 135 square foot, contemporary kitchen and diner features an integrated chef's oven, grill, hob and microwave and stone grey, splashback tiling.

Outside and you have the open green, natural spaces of Leyton Jubilee Park only a five minute walk from your front door and the endless greenery of Hackney Marshes just one and a half miles away. Your new local will be the Hare and Hounds, a ten minute walk away on Lea Bridge Road. This family and dog friendly pub, serves up hearty traditional eats, showcases local ales and runs regular quiz nights. A great way to get to know your neighbours.

WHAT ELSE?

- You're a fifteen minute walk or three minute cycle from Leyton Midland Road overground, where a two stop hop will get you to Blackhorse Road for the Victoria line.
- Be sure to check out Patchworks, a community and creative hub, cafe and bar just five minutes down the road.
- Craft beer fans should check out Gravity Well Taproom, nestled in the arches next to Leyton Midland Road station.



A WORD FROM THE OWNER...

"We have loved living in Leyton for the last 5 years, with great bars and coffee shops in the area and easy access to green space for walks in Jubilee Park, Hackney Marshes and up the river Lea. A short walk to great pubs and the shops at Francis road, and easy access to Walthamstow, Stratford and central London. The flat has been great, with plenty of space for us to survive lockdown together, potter in the garden, and even start our family!"

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