



Kitchen/Lounge/Diner
12'3" x 15'1"

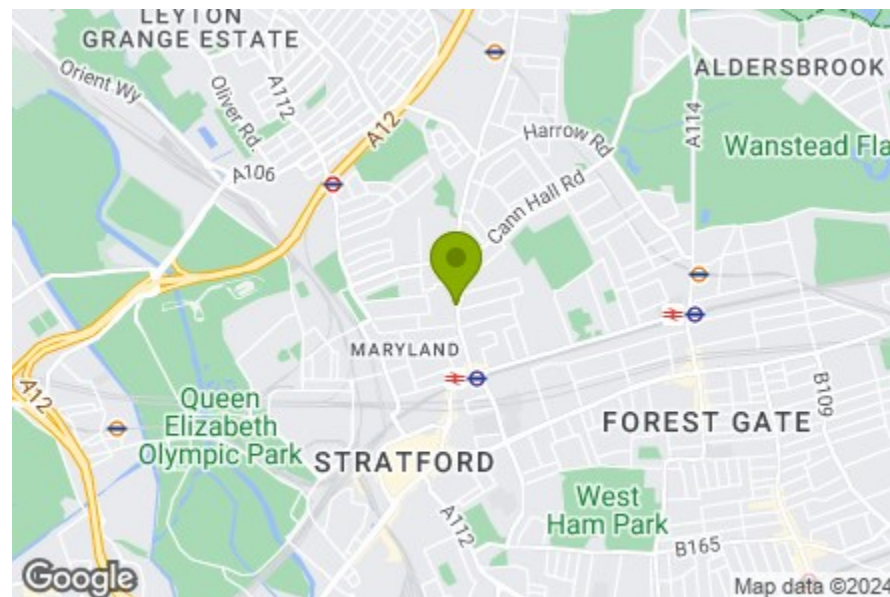
Shower Room

Bedroom
10'7" x 12'2"

Garden
approx. 71'6" x 9'2"

Total Area: 28.0 m² ... 301 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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



LEYTONSTONE ROAD, STRATFORD

Offers In Excess Of £260,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Period Conversion
- Bay Fronted
- Private Garden 21.8m x 2.8m
- Interiors Curated by the Current Owner
- Stunning use of Crittal Windows
- Moments to Maryland Station

An architecturally impressive one bedroom conversion sitting on the ground floor of a lovely period property. This space has been partly lovingly renovated by the current owners to create a stylish and impeccable apartment, featuring Crittal Windows, wooden flooring, a flawless ensuite and a large private garden. Located moments from Maryland station which is on the Elizabeth Line, speeding you through Central London in as little as 20 minutes, this is an attractive home for young professionals looking for an easy commute in a truly up and coming part of London.

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

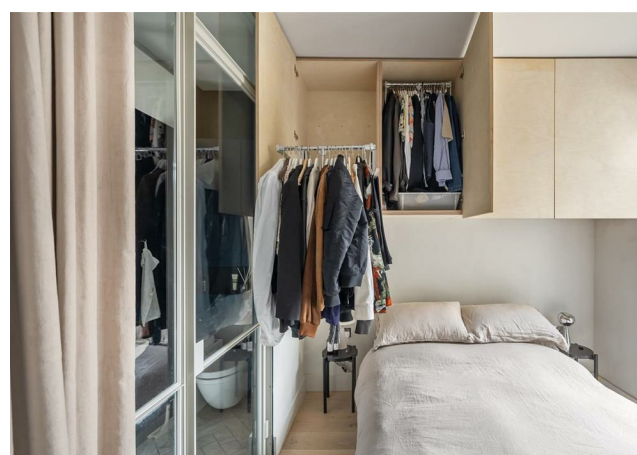
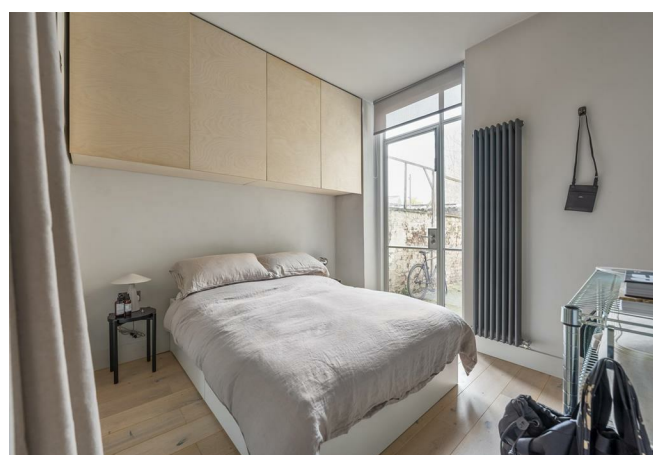
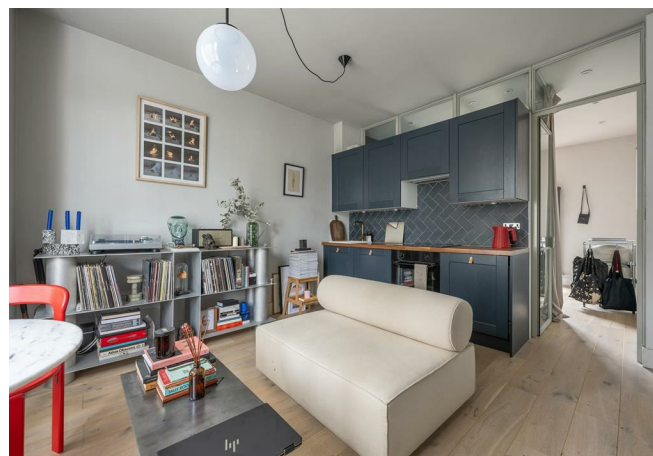
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

From the moment you enter this cosy apartment, you will notice that every inch has been carefully considered and curated. The bay fronted open plan living space benefits from the high ceilings characteristic of the period, creating a bright and airy space. Light oak flooring sweeps underfoot, the artfully appointed kitchenette is styled in a sumptuous dark blue with integrated oven and chic herringbone style splashback tiling. This perfectly formed space is great for socialising with friends or putting your feet up to relax, the delicate palette of the walls enhances the calm feel in here.

The gorgeous flooring sweeps through to your double bedroom, which also features some built in storage and your opulent en-suite is a feat in stylish design; featuring Crittall windows, enclosing your walk-in shower (a modesty curtain is also installed), your toilet is cleverly positioned so as to not be visible. Doors lead from here out to the private garden, a wonderful feature that gives you an additional 60 sq metres of space. Currently paved for the ultimate low maintenance outdoor haven,

you can easily introduce some colourful potted plants or even lay a lawn if you desire.

WHAT ELSE?

- You are less than a mile away from Forest Gate Arches, the perfect pit stop during a weekend amble, you will find South African inspired Wild Goose Bakery as well as Pretty Decent Taproom and the much beloved Wanstead Kitchen.
- Nearby Wanstead Flats hosts a popular weekly Parkrun; join for a social 5k in a glorious setting.
- You'll never be short on essentials, thanks to the handy corner shop opposite. There's also a bus stop with regular buses to Leyton, Leytonstone and Walthamstow.



A WORD FROM THE OWNER...

"This has been a very special home. It is small but designed thoughtfully and elegantly. The flat has high ceilings and is filled with light, due to due to internal glass doors and partitions. Mornings in the kitchen are particularly sunny. When the garden is in bloom, it's the perfect place to host dinner parties. It feels very private, despite being in the middle of Leyton. The location has been key too: the flat is 5 mins walk to the Elizabeth Line (Maryland Station) which means you can be in Bond Street in just 25 minutes. Stratford is just 15 mins walk away, (central line, jubilee line, DLR) which also houses Westfield and all the high street shops. The flat is also surrounded by gastro pubs like The Leyton Star (great for tacos) and wine bars like Dina. You are also 15 mins walk from Singburi - the best Thai restaurant in London. Further north (20 mins walk) there are lovely brunch places like Deeney's, and Francis Road with delis and bakeries. Forest Gate is also close by, with new winery Joyau 15 minutes walk away. Hackney Wick is 15 mins walk away, with its buzzing beer gardens and restaurants such as GROW. And then, closely there is ample green space: Olympic Park, Hackney Marshes and Wanstead Flats. What's not to love?"

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM