

- Bathroom  
7'0" x 6'7"
- Bedroom  
15'11" x 10'6"
- Kitchen/Reception Room  
17'7" x 15'11"
- Bedroom  
11'3" x 10'9"
- Ensuite  
8'0" x 7'0"
- Patio  
28'2" x 5'10"

Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding patio)  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	



## HIGH ROAD LEYTON, LEYTON

### Offers In Excess Of £450,000 Leasehold 2 Bed Apartment - Purpose Built



#### Features:

- Two Double Bedrooms
- Ground Floor Purpose Built Apartment
- Sole Use Patio
- Well Presented
- Open Plan Kitchen/Living area
- Ensuite to Main Bedroom
- Moments from Leyton Midland Road Station

A smartly presented, ground floor, two bedroom apartment with a private terrace and huge open plan kitchen and reception space. This purpose built apartment is perfectly positioned for making the most of local entertainment and transport.

Leyton Midland Road station is moments from your door and in two stops you can change at Blackhorse Road for the Victoria line and twenty two minute door to door connections to King's Cross.

**REQUEST A VIEWING**  
0203 397 9797

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

**E4 & N17**  
hello4@stowbrothers.com  
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**E17 & E10**  
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**E18 & IG8**  
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0203 369 1818

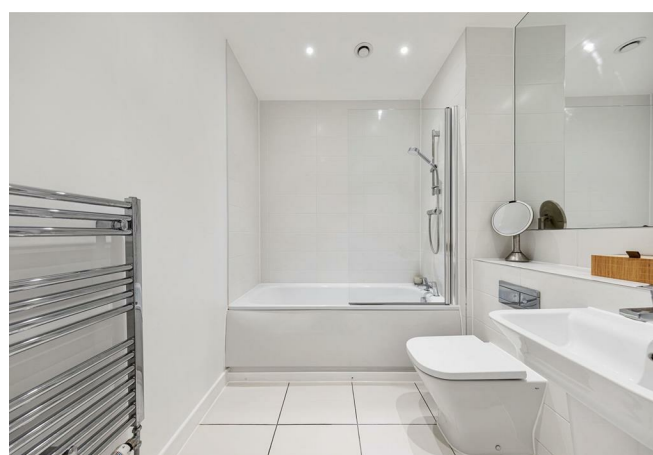
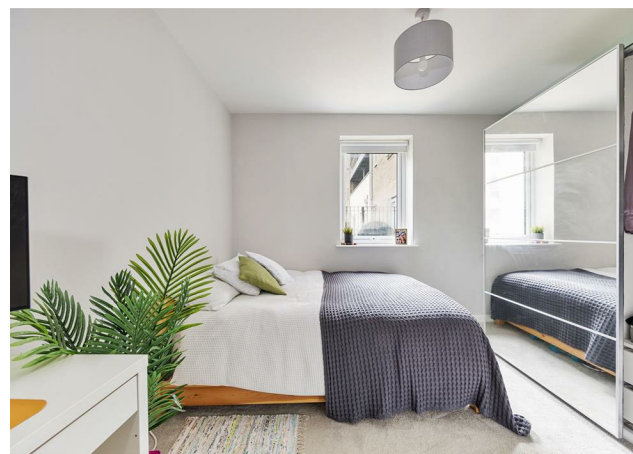
**E8, E9, E5, N16, E3 & E2**  
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0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
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id@stowbrothers.com  
0208 520 6220

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**IF YOU LIVED HERE...**

The hub of your new home is the huge, 280 square foot, triple aspect kitchen, diner and reception. Glossy, white cabinets and sleek, integrated appliances give way to blonde engineered flooring and the whole space is brightened even further by two windows and a patio door. Being on the ground floor you have the advantage of a completely enclosed private terrace, with plenty of space for garden furniture and hanging baskets.

Back inside and your principal double bedroom features a window overlooking your patio, floor to ceiling built in wardrobes and a heavenly, pristine en suite with stroll in rainfall shower. Your substantial second double sleeper has more of that built in storage and sits next door to another immaculate, contemporary bathroom with a chrome heated towel rail and shower over the tub.

On your way to the station, you'll find Peruvian Japanese fusion restaurant, Bamboo-Mat. Also close by are the independent Gravity Well Taproom and Burnt Smokehouse. So there's no shortage of places to visit for quality wining and dining. If you feel like exercising, continue up the High Road to Abotts Park, a clean green space that's great for tennis and summer picnics. Or go a little further to Leyton Leisure Centre, for a state of the art gym, swimming pool, sauna and steam room.

**WHAT ELSE?**

- Head three minutes down the High Road to Leyton's famous Francis Road, for an assortment of independent cafes and meeting spots.
- Your new local will be the friendly, traditional Heathcote & Star, well worth the ten minute stroll to attend one of their live music or comedy events or simply to relax in the huge beer garden.
- Cross the road from your new home to find Bread & Oregano, where they aim to slow down the daily rhythms Here you can sip a slow-paced coffee or nibble on one of their Greek style wraps.



**A WORD FROM THE OWNER...**

"We have loved living here, its in a great location for bars and coffee shops and more recently, great places to eat. The bus stop outside of the property takes you directly to the central line in 5 mins and the bus stop across the road, takes you to Walthamstow tube station on the victoria line.... great for getting a seat in the morning commute! Walthamstow village is a short walk, as is Francis road, both packed with restaurants, shops and even more bars and coffee shops. The area in general seems like its got more gentrified over the years and the supermarket being 30 secs away is a great help! The flat itself is in immaculate condition and is spacious, bright looking out onto a green communal area. with 2 double bedrooms and 2 bathrooms, its perfect for having friends or family stay over. we never hear our neighbours and one of the bonuses is, we very rarely have to put the heating on due to the excellent insulation. We have decided to start a family back in the area we grew up, outside of London, but just hope we can find something like this again!"

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