

Reception Room
16'6" x 13'2"

Kitchen / Diner
17'11" x 8'3"

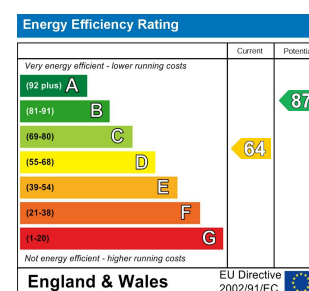
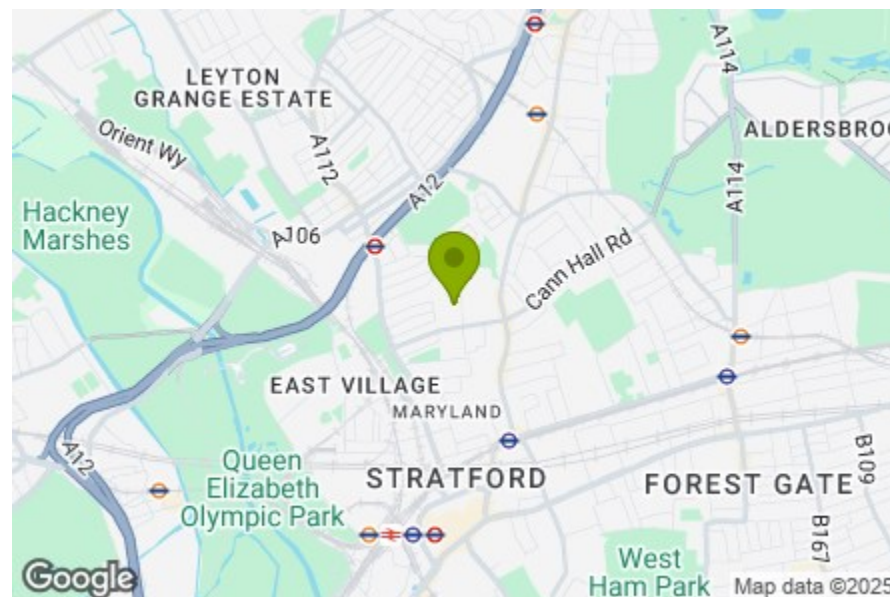
Bathroom
7'4" x 6'11"

Bedroom
13'3" x 11'1"

Bedroom
11'1" x 9'11"

Garden
29'6"

Total Area: 70.3 m² ... 757 ft²
All measurements are approximate and for display purposes only.



STEWART ROAD, LEYTON Offers In Excess Of £600,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom Victorian Terrace
- Stylish Decor
- Extended Kitchen Diner
- Two Double Bedrooms
- Private Garden
- Modern Bathroom
- Bay Fronted
- Short Walk To Leyton Station
- Close To Stratford International And Westfield Shopping Centre

Perfectly positioned between Leyton, Stratford and the Olympic Village, this thoughtfully restored two-double-bedroom home is packed with highlights, including stylish extended kitchen diner, private garden, stunning decor and much more.

As well as having iconic landmarks and vast greenery nearby, Leyton tube is a short walk away, putting you within easy reach of Central London, too.

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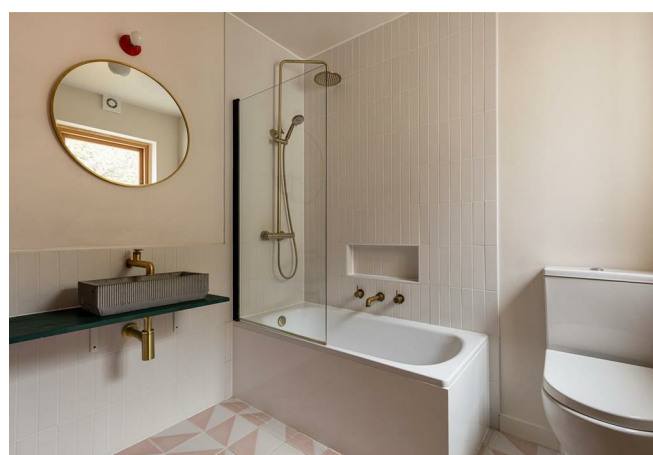
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IF YOU LIVED HERE...

Beyond that stunning bay frontage, you'll find 757 square feet of beautiful space finished with stylish decor and tasteful fittings. In the reception room, the generous windows, sublime colour palette, fireplace alcove and original flooring set a lovely tone, balancing the Victorian roots with modern convenience.

At the rear, you'll find your modern yet pleasingly rustic kitchen, where highlights include the sleek units, timber hues and integrated appliances. Head outside to your rear garden, which is bursting with foliage and has a shed at the rear. Back inside, the family-sized bathroom has been gorgeously designed with brass fittings, vertical tiling, a striking counter-top basin and an over-tub shower. Finally, up on the first floor you have two double bedrooms with more lovely features, such as the exposed brickwork and fireplace alcove in the front and the smart in-built storage at the rear.

As for beyond, you've got plenty of greenery; Olympic Park is a 15 minute stroll away, while Drapers Field and Longhorn Park are even closer. These green spaces are perfect for relaxing or going for a leisurely jog, but if you're feeling more active you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top class sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre.

As for food and drink, you're spoilt for choice... You've got some excellent options around the East Village, including Signorelli, a family-owned Italian artisan bakery. Or head in the other direction towards Grove Green Road, where you can take your pick between the equally excellent Filly Brook and Heathcote & Star. Slightly further away you'll find the part-pedestrianised hub Francis Road, where you've got upmarket deli/wine bar Yardarm, vinyl treasure trove Dreamhouse Records and much more.

WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so it's an exciting time for the area.
- Nearby Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.
- Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're less than a mile away.



A WORD FROM THE OWNER...

"We have really enjoyed our time in this house and neighbourhood. Our favourite part is the kitchen, with a nice view on the leafy back gardens. There are always lots of birds, foxes and cats passing by when having breakfast or dinner. Recent changes in the road layout means it is a very quiet and low traffic street, especially at night. A lot of new shops have opened up around us, a new bike shop (Dancing chain), a wine bar with very nice pop-up dining evenings (Dina's) and a new bakery that is coming soon. The olympic park is just at the end of the street."

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