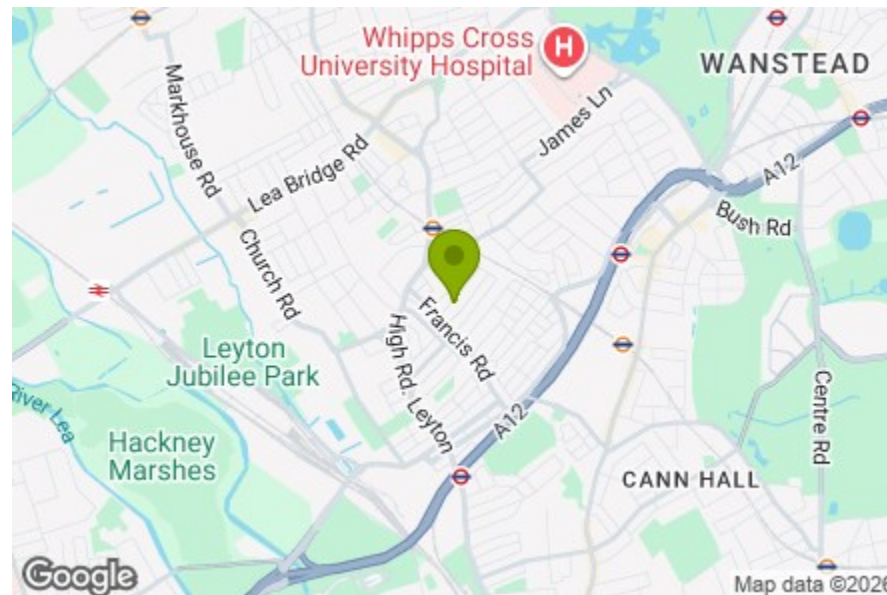




Total Area (Excluding Garden & Garden Studio): 61.5 m<sup>2</sup> ... 662 SF  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.

- Reception Room  
12'2" x 14'3"
- Storage
- Bedroom  
12'2" x 11'9"
- Kitchen/Diner  
11'7" x 11'8"
- Bedroom  
6'11" x 11'5"
- Bathroom
- Storage
- Garden  
8'10" x 31'7"
- Garden Studio  
5'10" x 5'4"



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



## MORLEY ROAD, LEYTON

Offers In Excess Of £500,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Victorian Ground Floor Flat
- Well Presented
- Kitchen Diner
- Garden Room
- Private Rear Garden
- Close to Francis Road

A well presented two bedroom Victorian ground floor flat, set on a quiet residential street in a well-loved pocket of Leyton, close to Francis Road. Thoughtfully arranged throughout, inside it offers a bright reception room, sociable kitchen diner and two hidden storage spaces. Outside benefits from a private rear garden and garden office room making it a charming and practical home with an easy sense of comfort.

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**E4 & N17**  
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**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

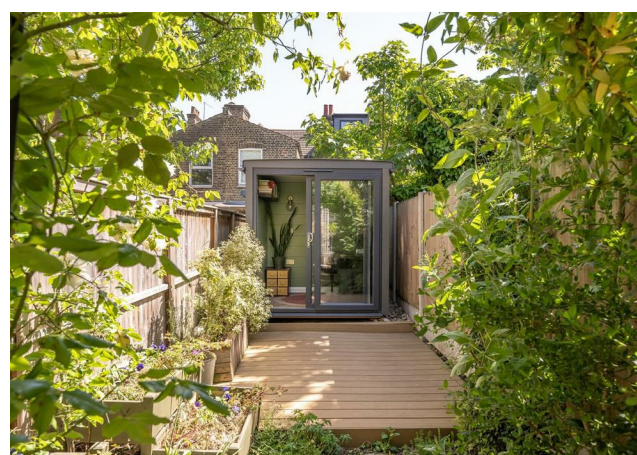
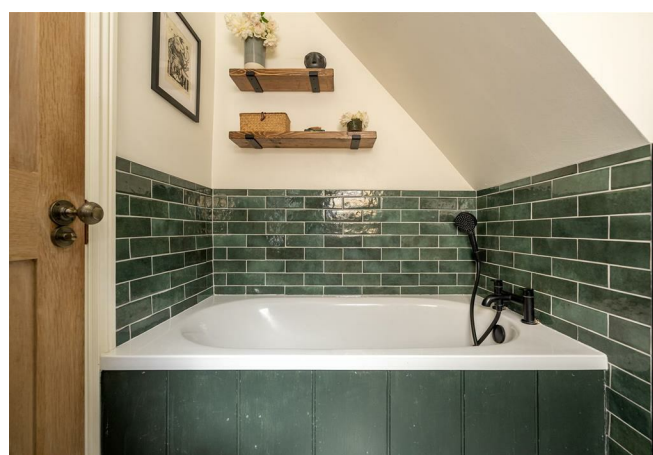
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### IF YOU LIVED HERE...

You'd be nicely placed for Leyton's growing mix of independent cafés, pubs, restaurants and everyday essentials. Francis Road is close by for coffee, brunch, a bite to eat or a browse, while Leyton High Road offers plenty more choice, from local shops to handy transport links.

Green space is close at hand too, with Coronation Gardens nearby and the Queen Elizabeth Olympic Park within easy reach for walks, cycling, sport and weekend wandering. Leyton Underground keeps you

well connected across London, while the surrounding residential streets give things a quieter, more settled feel.

### WHAT ELSE?

Leyton is full of local favourites, from relaxed neighbourhood pubs to independent cafés and an ever-growing food scene. You're also well placed for parks and green spaces, including Coronation Gardens and the Queen Elizabeth Olympic Park, with Leyton Underground offering easy connections into the City and beyond.



### A WORD FROM THE OWNERS...

"We've absolutely loved living here and it's been the perfect place to have our two children. We did a full renovation in 2022 and transformed the garden to a peaceful green haven with composite decking, considered planting and a garden office room. The garden room has revolutionised our home, providing a separate work and creative space - a true escape.

We can't underestimate how much our close proximity to the buzz of Francis Road has positively impacted our quality of life with its amenities, vibrant community, daily commute and Saturday market.

We're lucky to have multiple parks and green spaces easily accessible on foot. We can reach both the tube and overground with ease. And of course there are incredible bars, restaurants, bakehouses, ice cream, breweries, fitness studios and independent shops only a stones throw away.

It's a truly special and unique place to live. We don't want to leave!"

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