

Bathroom  
5'9" x 9'6"

Bedroom  
18'5" x 9'1"

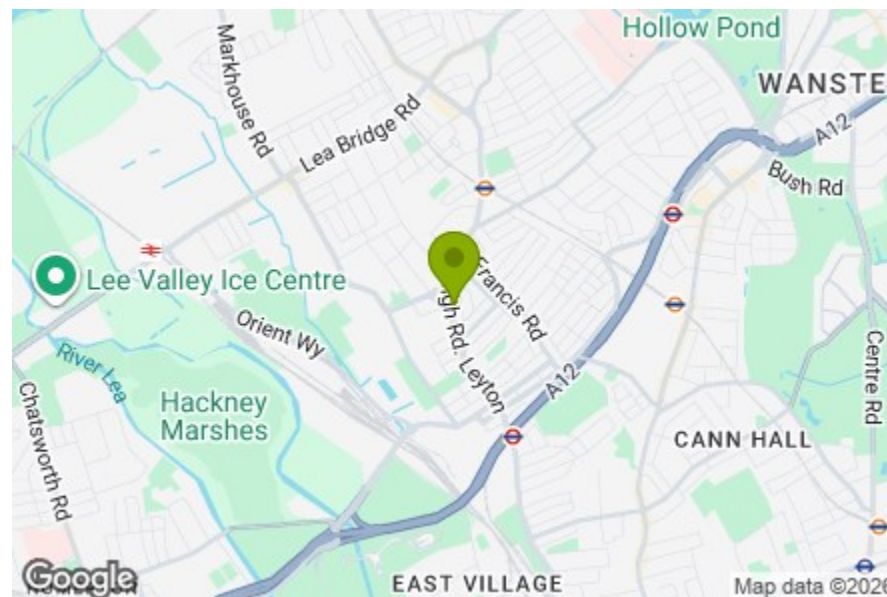
Terrace  
9'10" x 5'1"

Terrace  
9'3" x 5'1"

Kitchen/Lounge/Diner  
12'5" x 26'11"

Terrace  
22'10" x 9'1"

Total Area (Excluding Terraces): 54.0 m<sup>2</sup> ... 581 ft<sup>2</sup>  
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		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

Offers In Excess Of £350,000 Share of Freehold  
1 Bed Apartment



### Features:

- One Bedroom
- Modern Build Apartment
- Three Terraces
- Well Presented
- Walking Distance to Leyton Tube Station
- Chain Free
- Ready to Move
- Easy Access to Jubilee Park

Perfectly formed and beautifully finished, this one-bedroom apartment sits on the second floor of a smart modern development in the heart of E10. The open-plan living space is full of natural light, and you've got not one but three terraces to enjoy—ideal for maximising the sun. It also comes with 5 years left on the new build warranty for added peace of mind.

The location is a real standout too. As well as easy access to independent bars, cafes and restaurants, you're also within easy reach of some fantastic green spaces, including Jubilee Park, the Olympic Park and the wide open stretches of Epping Forest.

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#### IF YOU LIVED HERE...

Once you've experienced living in such smart, modern surroundings, you won't want to go back.

With 581 square feet of space, spotless decor and plenty of natural light throughout, this one-bedroom apartment feels bright and airy from the moment you step inside. The open-plan kitchen/reception room is generous enough to comfortably balance work, dining and relaxing, with sleek cabinetry, integrated appliances and stylish finishes that make everyday living a pleasure.

The bedroom continues the same immaculate feel, while the bathroom is crisp and contemporary with an over-tub shower.

You'll love making use of your private terraces - that's right, plural. The rear one is east-facing and accessed via the reception, perfect for morning coffee. The second and third are west-facing, accessible from both the kitchen and bedroom—ideal for catching the evening sun.

Just a few minutes beyond your striking development, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket dell Yardarm

to independent book shop Phlox. Slightly further, around the Leyton Midland Road arches, you've got some brilliant new choices, including the much lauded smokehouse Burnt, Gravity Well Taproom, Bamboo Mat, Perky Blenders and Leyton Calling. Further east, but a similar distance, you've got some great bars around Grove Green Road, including Filly Brook, Heathcote & Star and the Northcote Arms. You really are in the heart of the action here.

#### WHAT ELSE?

- Leyton station is around 12 minutes on foot to get you into the City and West End via the Central Line. Or hop on to the Suffragette Overground at Leyton Midland Road, a short 10 minute walk away.

- Head south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Asda Superstore is a short walk away.



#### A WORD FROM THE OWNER...

"We've absolutely loved living in Leyton - it's a hidden gem of East London. Just 5 minutes from Francis Road with its great cafes, bars and bookshops, and close to the ever-evolving scene around Leyton Midland Road, where cool new bars and bakeries keep popping up (Win's Bakery and Leyton Calling are favourites!)."

The flat is bright and spacious, with three balconies - perfect for everything from a morning coffee to summer BBQs. The main terrace is a real highlight. Being just 10 minutes from the tube and close to Stratford and the Elizabeth Line, it's super well-connected. Liberty Court is a warm, friendly community of just 9 flats - we've had a great time here and will really miss it - especially the weekly pub quiz at the Coach and Horses!"

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