

Total Area: 50.0 m² ... 538 ft² (excluding patio, roof terrace)
All measurements are approximate and for display purposes only

Kitchen / Diner
16'7" x 10'4"

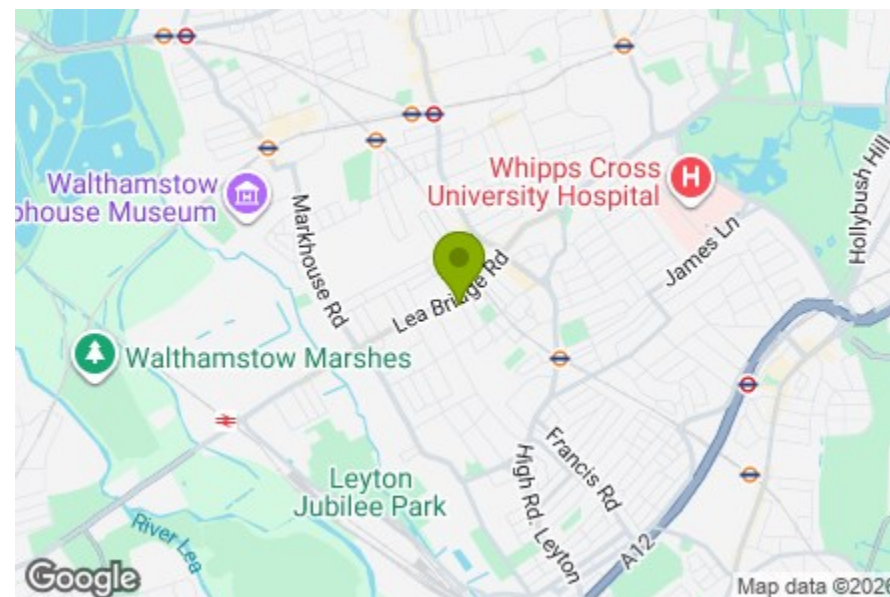
Bathroom
4'4" x 10'8"

Reception Room
11'8" x 10'8"

Patio
16'11" x 4'7"

Bedroom
17'6" x 12'5"

Roof terrace
17'6" x 12'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	75	
(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	

CANBERRA PATH, LEYTON

Offers In Excess Of £475,000 Freehold 1 Bed House



Features:

- Freehold House
- Arranged Over Two Floors
- Large Double Bedroom
- Beautiful Walnut Kitchen
- Patio Access
- Private Rooftop Terrace
- Ample Storage
- Short Walk to Leyton Midland Road

A charmingly characterful, surprisingly spacious, one-bedroom freehold house set within easy reach of Leyton Midland Road, the much-loved local life of Leyton and open green spaces nearby. Smartly decked out and with its own patio and roof terrace, this is a beautiful home right in the very heart of things.

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IF YOU LIVED HERE...

You'd be welcoming friends and family into your gloriously unique 120 square foot lounge with sleekly engineered timber floorboards underfoot. A skylight beckons in streams of natural light and patio access gives the room an easy indoor-outdoor feel, with a beautiful black staircase leading to your private roof terrace. But more about that later.

Your ground floor's also home to a bathroom brimming with personality and original designer flair, with a tub and rainfall shower, heated towel rail and wealth of storage, as well as your generous kitchen/diner. Coming in at over 170 square feet, it's handsomely attired in a suite of walnut cabinets and comes with a full complement of integrated appliances. There's room to dine, cook and settle in, with a thoughtful layout that feels practical without losing its charm.

Upstairs and your bedroom's a huge 180 square foot double with six doors of built-in storage, a tower radiator and another skylight,

all with a calm, pared-back finish. Lastly, your aforementioned roof terrace is a massive 220 square feet of private timber-decked space; a brilliant extra spot for a morning coffee, evening drinks or a quiet moment in the sun, and the perfect finish to this innovative and striking home.

WHAT ELSE?

- Leyton Midland Road is a short walk away, offering Overground connections on the Suffragette line.
- Francis Road is also nearby, with a lovely mix of independent cafés, shops and neighbourhood favourites including Marmelo and Yardarm.
- Leyton Jubilee Park is within easy reach for green space, sports, play areas and relaxed weekend walks.



A WORD FROM THE OWNER...

"I fell in love with this gem of a house when I first stepped inside, and still feel the same way every time I come home – the clever design, masses of storage and stylish fixtures and fittings have made it a comfortable and beautiful place to call home. The outdoor terrace is a huge bonus, whether for a morning coffee or having friends over on a summer evening, and the light-filled living room doubles up as my home office. Leyton has really evolved since I moved here; Leyton Midland Arches (a 5-min walk) is now full of cool bars and bakeries, Francis Road's bookshops and cafés are a few minutes' further, and it's not far to Walthamstow Village's boutiques and pubs (and the contentious Gail's!). The newly opened Soho Theatre is within walking distance, and the V&A East in Stratford is a cycle away. I've loved having so much green space a short cycle away (Hackney Marshes, Wanstead Flats, Leyton Jubilee Park) and for getting into town, there's easy access to the Victoria and Central lines on foot or via a short bus ride if it's raining; Clapton, Dalston and Hackney are also served by direct buses a minute from the door. In the immediate vicinity there's a big Tesco and Aldi as well as plenty of corner shops and the odd deli, bakery and wine shop. It's a real sweet spot for anyone looking for proximity to culture, parklife and routes into central London, and I'll be sad to leave!"

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