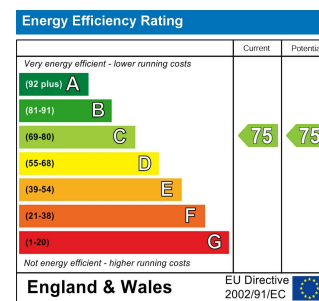
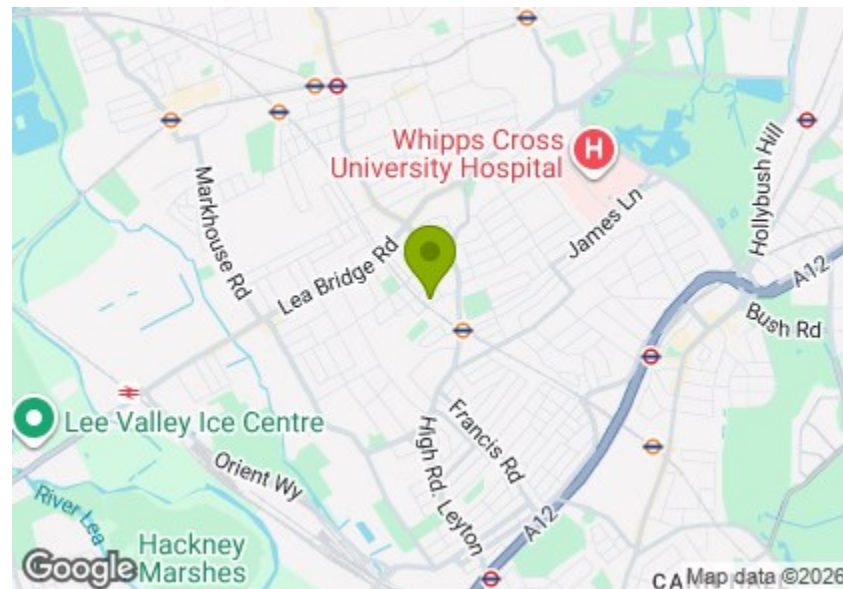


Total Area: 82.5 m² ... 888 ft²
All measurements are approximate and for display purposes only



SHELLEY COURT, LEYTON

Offers In Excess Of £425,000 Leasehold
3 Bed Flat



Features:

- Three Bedrooms
- Split Level
- Private Garden
- Close to Leyton Midland Road Station
- Chain Free
- Recently Refurbished

A recently refurbished three-bedroom split-level flat with a private garden, set within easy reach of Leyton Midland Road Station. Arranged across two floors and offered chain free, this well-presented home brings together generous proportions, calm interiors and a great sense of everyday practicality.

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0203 397 9797

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

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

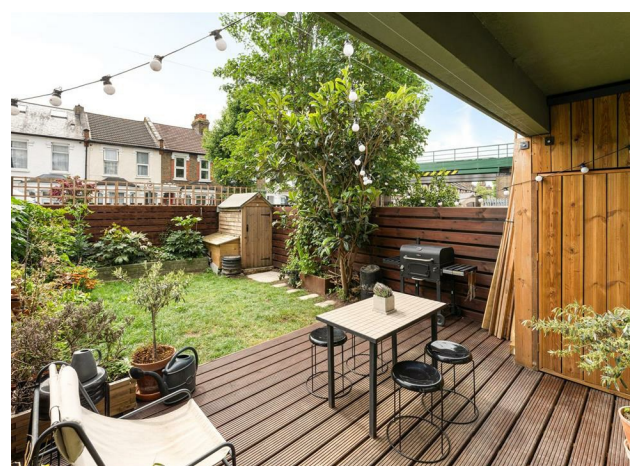
E8, E9, E5, N16, E3 & E2
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newhomes@stowbrothers.com
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IF YOU LIVED HERE...

You'd step into a bright, thoughtfully arranged ground floor, where the hallway leads through to a generous reception room at the rear. The finish feels fresh and considered, with soft neutral tones, wood flooring and plenty of natural light creating an easy, welcoming feel.

The kitchen sits separately at the front, finished with sleek cabinetry, warm timber worktops and smart tiling underfoot. There's also a useful ground floor WC, while the reception opens directly to the private rear garden, giving you a lovely extension of living space in warmer months, with decking, lawn and planted borders.

Upstairs, the layout continues to work beautifully, with

three bedrooms arranged off the landing. The principal bedroom is especially well proportioned, while the additional rooms offer flexibility for children, guests, working from home or hobbies. The bathroom has been finished in a clean, modern style, with soft tiling, a full-sized bath and shower over.

WHAT ELSE?

Leyton Midland Road Station is close by, making travel across East London simple, while Leyton itself offers a growing mix of local cafes, pubs, shops and green spaces. Francis Road, Leyton High Road and Jubilee Park are all within easy reach, giving you plenty for weekends, errands and everyday life close to home.



A WORD FROM OWNER...

"This was our first property, and we truly couldn't have been happier here. The property felt incredibly spacious compared with others we viewed, and we fell in love with it straight away. The location couldn't be better, just a 3-minute walk to Leyton Midland Overground station and only 1 minute from Tilbury Road, where you can enjoy a drink at Chop Shop or Gravity Well or pick up delicious pastries from Wins or Crumbs. It's such a convenient and vibrant area! Our neighbours are wonderful, and there's a real sense of community here that we've really appreciated. The garden is what made us decide to buy the property. We've loved hosting summer BBQs and making pizzas outside, and our dog has spent many happy afternoons snoozing in the sunshine there. We will truly miss this place, but we hope the next owners come to love it as much as we have. It has been a very special home for us."

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Hallway
5'10" x 13'7"

Bedroom
9'4" x 10'9"

Downstairs WC

Bedroom
8'4" x 15'10"

Kitchen
9'4" x 13'8"

Bedroom
6'7" x 11'8"

Reception Room
15'6" x 12'5"

Garden
29'6" x 13'9"

Bathroom
5'7" x 6'10"



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