



Reception
15'3" x 18'1"

Kitchen
11'4" x 7'0"

Bedroom
8'3" x 17'1"

Bedroom
8'9" x 13'11"

Bathroom
8'1" x 5'6"

Total Area: 71.1 m² ... 765 ft²

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			
(81-91) B		83	83
(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	



WELLINGTON ROAD, LEYTON

Offers In Excess Of £350,000 Share of Freehold
2 Bed Flat



Features:

- First Floor Flat
- Two Bedrooms
- No Chain
- Private Parking behind Gates
- Lease Over 165 Years
- Security Entryphone System
- 765 sqft

A bright and well-proportioned two bedroom first floor flat, set within a modern development in Leyton. Offered with no onward chain, a lease of over 165 years, secure entryphone access and private gated parking, it combines practical living with an excellent East London location close to transport, green spaces and local favourites.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and a generous central hallway leads you through the home, with two useful storage cupboards helping to keep everyday life neatly organised. At the far end, the reception room stretches to over 18 feet, giving you plenty of room to arrange both seating and dining areas. Large windows bring in a lovely amount of natural light, while the adjoining kitchen sits just off the living space, fitted with ample cabinetry and worktop space for day-to-day cooking.

The two bedrooms sit on the opposite side of the apartment, creating a helpful separation from the main living areas. The principal bedroom is an impressively long room, while the second bedroom is another comfortable double, making the layout well suited to guests, family life or working from home. The bathroom is positioned between the bedrooms and includes a full-sized bath with overhead shower. Throughout, the interiors feel bright, neutral and well cared for, making this an easy home to settle into.

WHAT ELSE?

- Lea Bridge Station is within easy reach for swift connections into Stratford and Tottenham Hale, while Leyton Underground station on the Central line is also nearby for journeys into the City and West End.

- You'll be well placed for some of Leyton's best independent spots, including Yardarm, Dreamhouse Records and Burnt Smokehouse.

- For fresh air and weekend walks, Jubilee Park and Hackney Marshes are close by, while families will appreciate the choice of well-regarded local schools rated Good or Outstanding by Ofsted.



WORD FROM THE OWNER...

"Great walks along river Lea within walking distance - transport links close by especially Lea Bridge station within a couple of minutes walk - cafes and shops in walking distance".

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