



Total Area (Excluding Outdoor Utility, Courtyard & Cellar): 58.3 m² ... 627 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.

Kitchen/ Lounge/ Diner
14'10" x 21'4"

Bedroom
11'9" x 13'5"

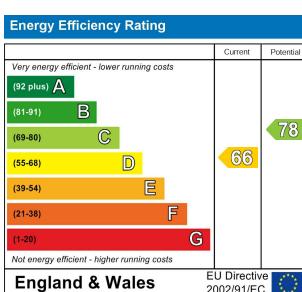
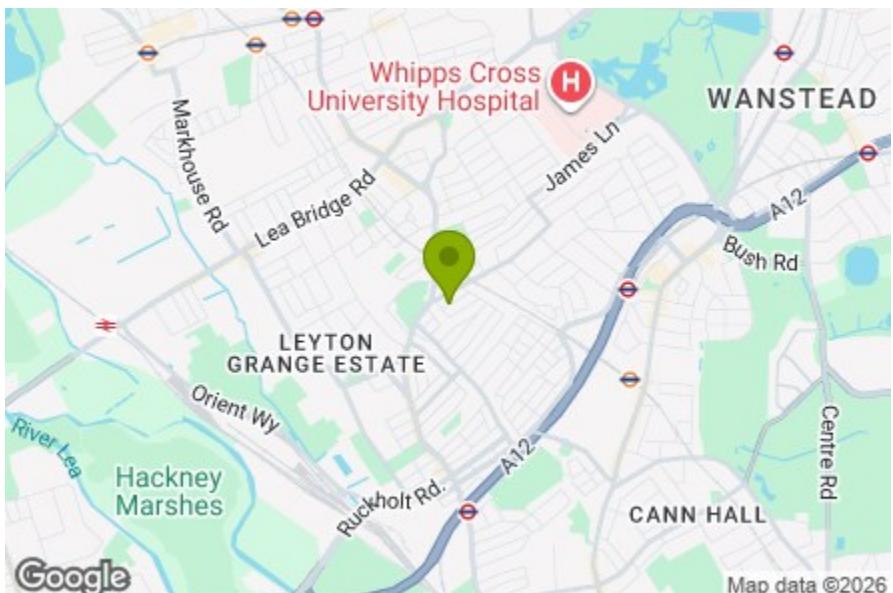
Bedroom
10'5" x 10'11"

Bathroom
7'3" x 6'0"

Courtyard
4'10" x 18'4"

Cellar
4'11" x 22'3"

Garden
17'4" x 16'6"



BELGRAVE ROAD, LEYTON

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



Features:

- Ground Floor Flat
- Beautifully Presented
- Two Bedrooms
- Private Garden
- Moments from Leyton Midland Road
- Francis Road Location

Set along a quiet residential street in the heart of Leyton, this charming ground floor flat offers a wonderful sense of natural brightness and space throughout. Two well-proportioned bedrooms and thoughtfully arranged interiors create a comfortable home with an easy, flowing layout. Perfectly placed for local life, it sits moments from Leyton Midland Road Station and just a short stroll from Francis Road, where independent cafés, restaurants and boutiques bring a vibrant, village-like energy to the neighbourhood. A warm and welcoming property in one of East London's most characterful and connected communities.

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IF YOU LIVED HERE...

Behind a handsome period façade of warm brickwork and elegant white detailing, beautifully balanced interiors pair classic charm with contemporary comfort. The smartly painted front door opens to a hallway where smooth wooden floors and soft tones set a calm and inviting mood. Bay-fronted and bright, the main bedroom is graceful, its high ceilings and wide shutters filling the interior with daylight and a sense of quiet refinement. A second double bedroom continues the theme of understated elegance, with neutral décor and a door leading directly to the courtyard, a peaceful corner framed by brickwork and complete with a useful outdoor utility area. Crisp and timeless in design, the bathroom features white finishes and a distinctive black-and-white tiled floor, kept fresh and airy by natural light from the window. At the rear, the open-plan kitchen, dining and living area forms the true heart of the home. A skylight and full-width sliding doors draw light across the interior, opening seamlessly to the garden beyond. The wooden flooring flows effortlessly from one zone to the next, creating a sense of warmth and cohesion throughout. Outside, the garden offers an appealing stretch of green bordered by mature planting and smart fencing. A paved terrace sits just beyond the sliding doors, perfect for quiet mornings or easy evenings outdoors, with a gentle connection between the home and its tranquil surroundings.

The surrounding area has a vibrant, welcoming feel, with everything from independent

cafés to leafy open spaces within easy reach. Nearby Leyton High Road offers a great mix of shops, everyday amenities, and eateries, while just a short stroll away, Francis Road is the area's social hub, where you will find much-loved spots such as Yardarm, Marmelo Kitchen and the Northcote Arms. Its pedestrianised stretch is lined with independent boutiques and local businesses, giving the neighbourhood a real sense of community. For evenings out, Leyton Calling serves up tropical cocktails in a relaxed setting, and those seeking green space can wander to Leyton Jubilee Park or, a little further afield, explore the scenic waters of Hollow Pond and the wider expanse of Epping Forest beyond.

WHAT ELSE?

Transport connections are excellent, with Leyton Midland Road Station just a 5-minute walk away, offering quick links across North and East London. For Underground services, Leytonstone Station is a little over 15 minutes on foot, providing Central line access direct to the city and West End, making both everyday journeys and weekend escapes effortlessly convenient.



A WORD FROM THE OWNER.....

"We have loved living in our bright and welcoming two-bedroom flat for the past three and a half years. It has been a wonderful home for us, providing everything we need and we will genuinely miss it.

The neighbourhood is friendly and welcoming, with a strong sense of community thanks to an active WhatsApp group and an annual street party. It's the kind of area where neighbours know each other and everyone seems to feel at home.

The flat is all on one level, making day-to-day living effortless. The open-plan kitchen and living area flows onto the private garden, perfect for family time, entertaining friends, or simply enjoying a quiet morning outdoors with a coffee.

Location couldn't be more convenient for us. The Central Line is just a 12-minute walk, giving quick access to central London, and Westfields is only a short bus ride away. We also cycle into central London for work, making commuting easy and straightforward. Our toddler has loved exploring the area, with plenty for everyone to do—from green spaces at the Hollow Ponds to the lively local shops and micro breweries along Francis Road and the newly developed Tilbury Road.

We love this area so much that we hope to move nearby, and we hope the next owners will enjoy the same warmth, convenience, and community spirit that has made this a special home for us."

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