

Reception Room  
13'9" x 12'1"

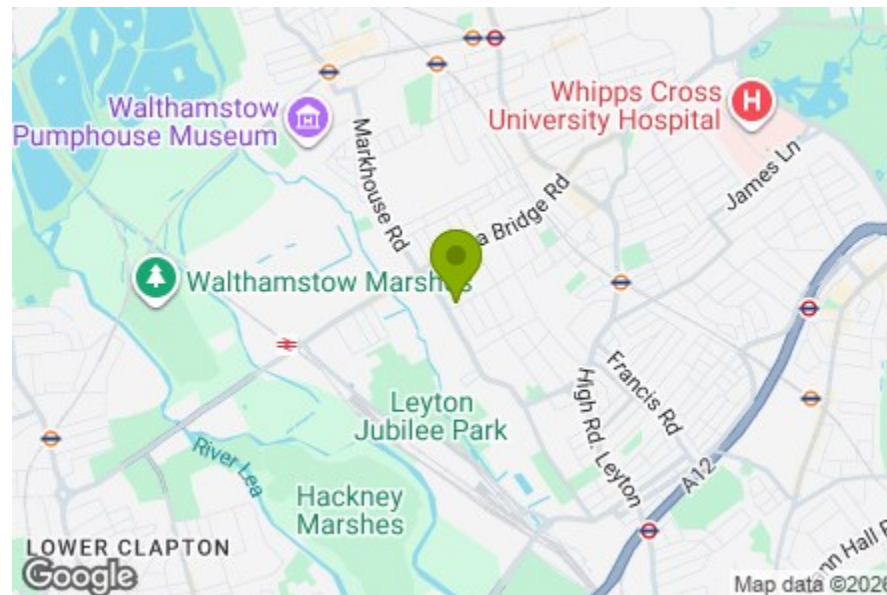
Kitchen  
8'10" x 10'11"

Bathroom

Bedroom  
7'6" x 10'9"

Bedroom  
10'4" x 13'1"

Garden  
41'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## CAPWORTH STREET, LEYTON

Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Apartment
- Ground Floor
- Beautifully Presented Throughout
- Open Plan Kitchen / Reception Room
- Large Private Garden
- Residential Street
- Close Proximity to Leyton Midland Station

Set within a characterful Victorian conversion on a quiet Leyton street, this beautifully presented two bedroom ground floor apartment is well placed for everyday life and easy wandering. Francis Road is close by for coffee, bakeries and independent shops, while the High Road brings a lively mix of food spots and essentials. With green spaces dotted all around and Leyton Midland station within easy reach, the area offers a balance of openness and connection that feels easy to settle into.

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0203 369 6444

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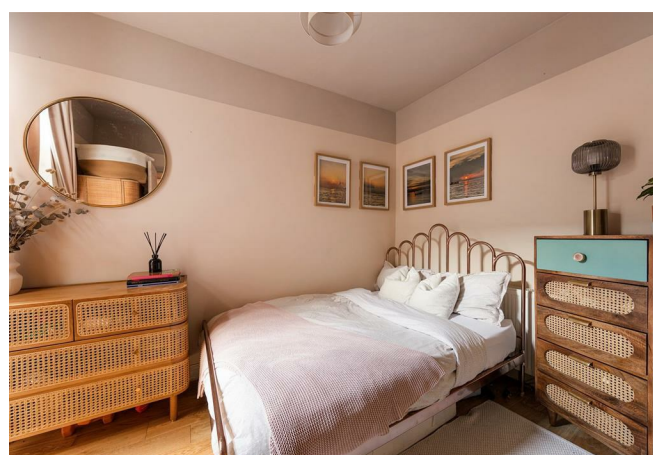
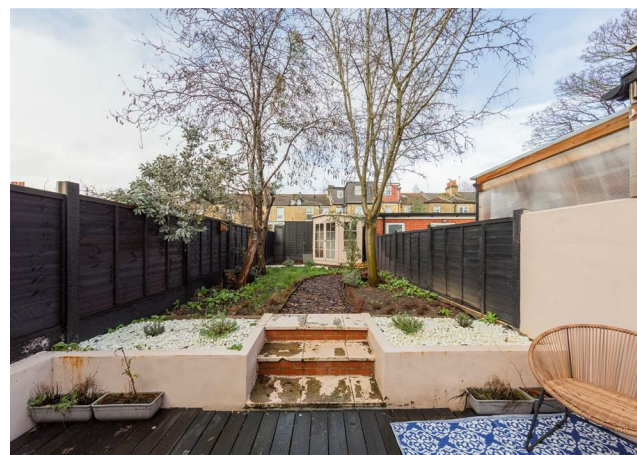
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**IF YOU LIVED HERE.....**

The apartment opens into a bright and welcoming open plan kitchen and reception room, where the layout feels calm and well considered. Original Victorian proportions sit comfortably alongside a clean, modern finish, giving the space warmth without feeling overworked. Soft natural light moves easily through the room, creating a relaxed setting for everyday living.

The kitchen sits neatly within the space, finished in a muted, contemporary palette that complements the rest of the room. The layout keeps the room sociable and practical, working well for everyday cooking as well as hosting guests, while Leyton's independent food spots and Francis Road are within easy reach.

Both bedrooms are well proportioned and set away from the main living space, offering flexibility depending on how you use them. The apartment is presented in excellent order throughout. To the rear, the large private garden feels like a natural extension of the home, while nearby green spaces such as Leyton Jubilee Park

offer a welcome balance to the surrounding neighbourhood.

**WHAT ELSE?**

- Francis Road is where Saturday mornings turn into long catch ups over coffee, with independent shops and eateries lining the street.

- Around the Leyton Midland Road arches you will find a growing cluster of newer openings, including Burnt Smokehouse and Gravity Well Taproom.

- Jubilee Park and Coronation Gardens are both close by for dog walks and picnics, with the Olympic Park a little further on when you fancy something different.



**A WORD FROM THE OWNER....**

"I've loved my time living in my home. It's a beautifully laid out space, the perfect cosy retreat in winter and in summer the bifolds and garden create the social space for dinners on the decking or early morning coffees as the sun comes up. Over the last five years I've made the most of the fantastic neighbourhood, bike rides and runs along the river and Hackney marshes plus a cute deli and fantastic pubs like Blondies round the corner, which hosts pizza and culture events year round. Clapton is just up the road and boasts a Blok Space for gym lovers and a fantastic street market on the weekend. White Post Lane is the best stop for those who love music, bars and a pub vibe. I love a good shop, so having Stratford a short bus ride away is super convenient. To top it off, Walthamstow's Feel Good Centre is a short cycle up the road for a decent swim, massage or facial. My flat has been a loving sanctuary from my hectic work location and the neighbourhood has felt like a real luxury being right in the middle of Hackney, Walthamstow and Stratford and everything these areas have to offer. "

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