

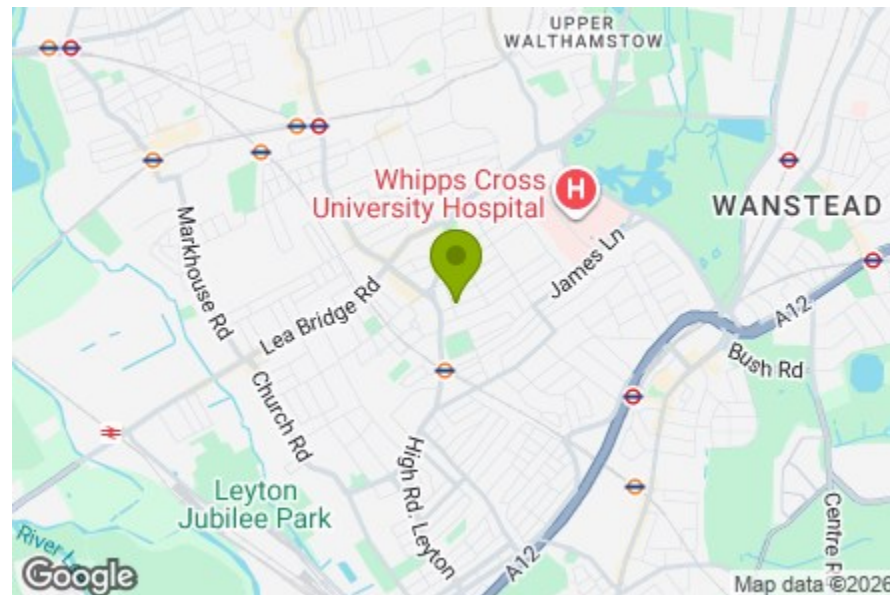
Reception Room
13'7" x 14'4"

Kitchen
8'11" x 8'5"

Bedroom
11'10" x 12'9"

Bedroom
12'2" x 7'0"

Bathroom
9'1" x 4'10"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



CANTERBURY ROAD, LEYTON

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Stunning Private Rear Garden
- Original Style Features
- Beautifully Presented

Beautifully presented two bedroom home in Leyton, close to the neighbourhood's independent cafés, shops and everyday amenities, with Francis Road, Leyton Midland Road and green open spaces all within easy reach.

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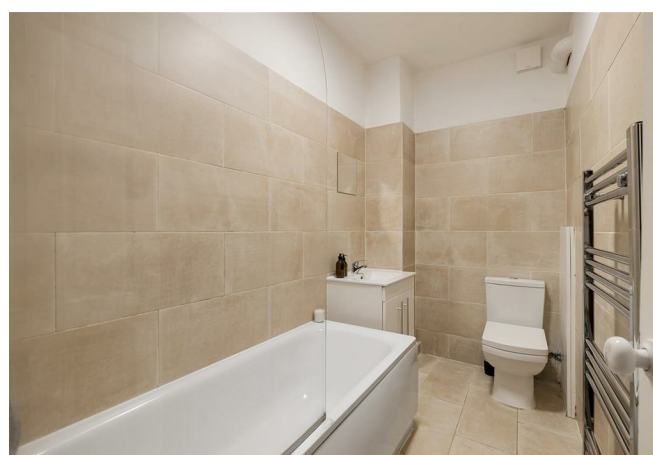
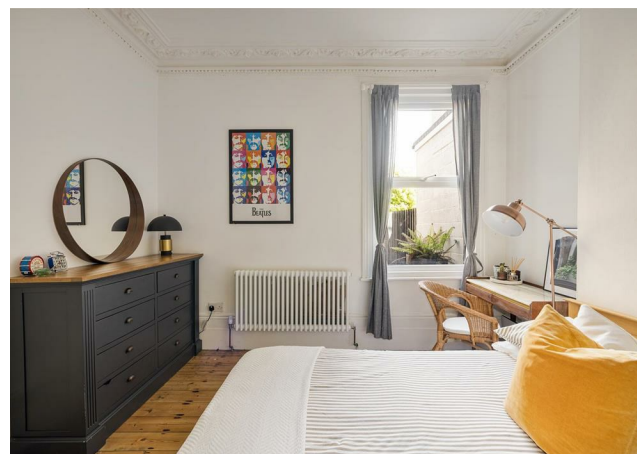
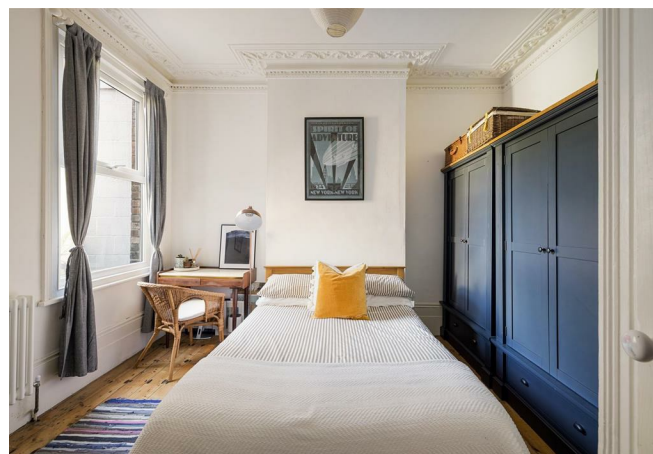
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IF YOU LIVED HERE...

The reception room sits at the front, with a wide bay window, wood flooring, built-in shelving and an original fireplace giving the space plenty of character.

Both bedrooms are well finished, with calm, simple décor and good natural light. The larger bedroom sits just off the hall, while the second bedroom is positioned at the rear, overlooking the garden.

The kitchen is neatly arranged with plenty of

storage, and the bathroom sits beside it. To the rear, the private garden is a real highlight, around 5.6m by 10.5m, with lawn, mature planting and space to sit out.

WHAT ELSE?

- Francis Road is nearby, with local favourites including Phlox Books, Marmelo Kitchen and Yardarm.
- Leyton Midland Road Overground is around a 10 minute walk away.
- Jubilee Park and Hollow Ponds are both within easy local reach for green space and weekend walks.



WORD FROM THE OWNER...

We have loved living in this flat for the past six years and are only moving as we need to upsize. This has been a perfect first time property for us, particularly with its period features which we have taken a lot of pleasure from. The flat stretches back far and always feels light and airy with high ceilings and generous room size. We have transformed the garden and laid a new patio at the back to maximise the space; the garden is spacious and allows for lovely days spent with friends and family, especially as it gets a lot of sun throughout the day.

The location has been ideal for us - Walthamstow Village and Francis Road are a short walk away in either direction. There's a great Italian coffee shop at the end of the road and we've really enjoyed the local pubs (William the Fourth and The European), as well as the Tilbury Arches (Gravity Well, Chop Shop, Leyton Calling, Burnt) just round the corner. It is also close to a park and the green space of Hollow Ponds.

The bus stop is a two minute walk away and takes us straight to either Walthamstow Central or Leyton Station, both of which are extremely convenient for getting into central London and with versatility in transport options, while being a stone's throw from Leyton Midland Overground also making it quick to get to Leytonstone High Road, Blackhorse Road and beyond (Crouch Hill, Gospel Oak etc).

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