

Reception Room
14'11" x 13'1"

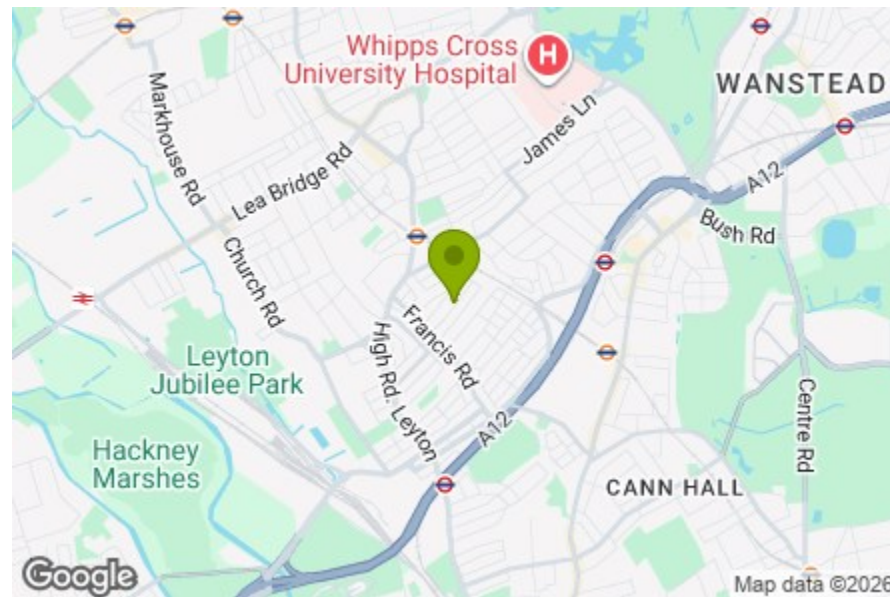
Bedroom
10'5" x 9'6"

Bathroom
6'9" x 5'3"

Kitchen / Diner
12'8" x 10'1"

Bedroom
15'11" x 7'1"

Bathroom
6'0" x 5'7"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83
(81-91) B	
(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



CLAUDE ROAD, LEYTON

Offers In Excess Of £465,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Loft Converted
- First Floor Flat
- Beautifully Presented
- Moments from Francis Road
- Short Walk to Leyton and Leytonstone Tube for the Central Line

A beautifully presented two bedroom, first floor apartment with a generous loft conversion, set on a quiet residential street just moments from Francis Road. Thoughtfully arranged and full of natural light, this is a home that balances character and practicality, well placed for neighbourhood cafés and a short walk to Leyton Midland Road station for easy connections across East London.

REQUEST A VIEWING
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
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Stepping inside, the sense of care and consideration is immediate. The main living space is calm and welcoming, with light moving easily through well proportioned rooms. A neutral, considered palette enhances the feeling of openness, while tasteful finishes and subtle detailing give the apartment its quietly confident feel. As a first floor flat, the layout unfolds with a natural flow between living, sleeping and bathing spaces, designed with everyday living in mind.

Upstairs, the loft conversion adds a wonderful sense of flexibility. Whether used as a principal bedroom, guest room or creative workspace, it feels tucked away yet connected, with elevated views across the rooftops. Both bedrooms are well sized doubles, beautifully presented and ready to move into, making this a home that feels settled from the outset.

WHAT ELSE?

You're perfectly positioned to enjoy the independent shops, delis and much loved eateries of Francis Road, a creative and community minded pocket that gives Leyton its distinctive charm. For green space, Leyton Jubilee Park is within easy reach, while Leyton Midland Road station offers reliable Overground services, linking you swiftly to Walthamstow, Blackhorse Road and beyond. You're also within easy reach of the Central line at Leyton tube station and Leytonstone tube station, making journeys into Stratford, the City and the West End refreshingly straightforward.

A carefully considered home in one of East London's most well loved neighbourhoods, offering two bedrooms, a generous loft conversion and the best of Leyton on your doorstep.



A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy.

The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be".

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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