

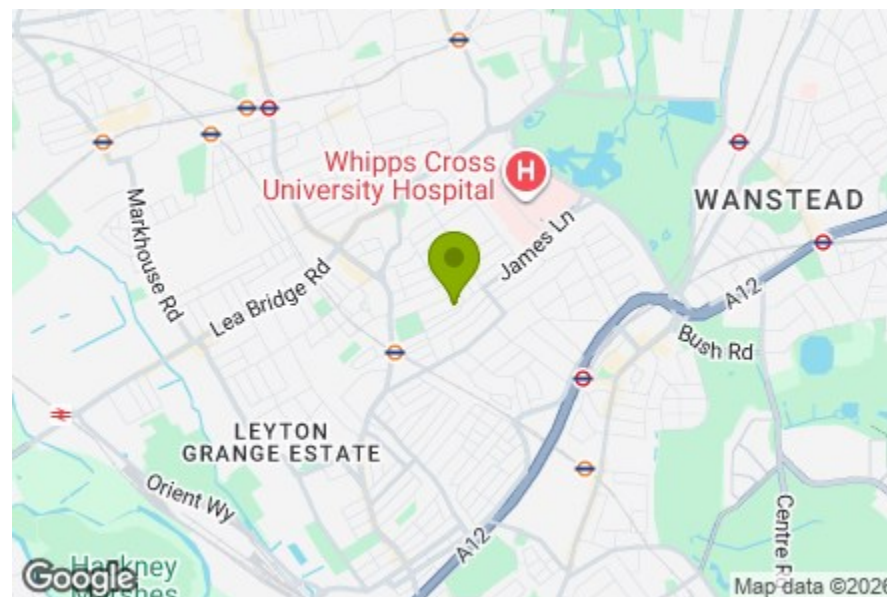
Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Kitchen / Reception Room  
20'10" x 11'11"

Bedroom  
10'0" x 9'9"

Bedroom  
10'8" x 9'10"

Bathroom  
9'1" x 5'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	



## LYNDHURST DRIVE, LEYTON

Offers In Excess Of £450,000 Share of Freehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- 1st Floor Apartment
- Open Plan Kitchen / Living Area
- Beautifully Presented
- Short walk to Francis Road

This first-floor apartment offers two generously sized bedrooms alongside an open-plan kitchen and living area that suits modern day-to-day living. The layout is thoughtfully arranged, allowing the main living space to work comfortably for both relaxed evenings and hosting friends. The apartment is well presented throughout, with an inviting atmosphere that feels immediately settled and ready to enjoy. With Francis Road just a short walk away, one of the area's most popular neighbourhood hubs is close at hand, adding a vibrant lifestyle dimension to this appealing home. This is a share of freehold property, with potential opportunity to extend the lease to 999 years on completion, offering long-term peace of mind and added value for the next owner.

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#### IF YOU LIVED HERE...

An attractive period frontage with red brickwork and crisp white detailing gives the building a strong and confident presence along the street. Bay windows bring balance and character, while the covered entrance and timber front door create a welcoming arrival.

Making your way upstairs, the hallway is finished with wood flooring and offers a smooth transition as you move through the home. The kitchen and reception room sit naturally together, an inviting setting for both daily life and hosting. A broad bay window draws in abundant daylight, enhancing the room's warmth and giving the reception area an effortless sense of ease. The kitchen itself is finished in clean, contemporary cabinetry with contrasting work surfaces, sitting neatly within the room while leaving plenty of room for dining and lounging.

Both bedrooms are finished in soft, neutral tones, creating spaces that feel calm and considered, with the rear bedroom also benefiting from fitted storage that blends neatly into the room. The bathroom completes the home, finished in warm-toned tiling and featuring both a full-length bath and a separate shower, well suited to both busy mornings and slower moments. The surrounding neighbourhood offers a lively mix of independent favourites

and open green spaces, giving the area a strong sense of character and variety. Within the railway arches nearby, a cluster of well-loved local spots has taken shape. Leyton Calling brings a distinctive flair with its tropical cocktails and laid-back evening vibe, while Chop Shop Tavern offers a more traditional pub feel, known for its friendly setting and easygoing drinks. Just along the arches, Gravity Well Taproom is a go-to for craft beers, often joined by rotating food trucks that add to the sociable mood. In the other direction, the pedestrianised stretch of Francis Road is lined with independent cafés, shops and places to eat, including Marmelo, well regarded for its all-day dining and thoughtful seasonal cooking, alongside the popular Northcote Arms. For time outdoors, Hollow Pond within Leyton Flats, part of Epping Forest, provides wide open views and peaceful walking routes.

#### WHAT ELSE?

Getting around is straightforward, with Leyton Midland Road Station reached in five minutes, offering Overground connections across East and North London as well as easy access to the Victoria line. Leytonstone Station is just over a fifteen-minute walk away, putting the Central line within easy reach and making journeys into the City and West End feel direct and convenient.



#### A WORD FROM THE OWNER...

"Living in my flat in Leyton has been a real pleasure thanks to the brilliant mix of connectivity, green space, and local life. With easy access to both the Central line and the Overground, getting around London is simple, while nearby Hollow Ponds and Abbots Park offer great spots to unwind outdoors. I've also loved seeing the area evolve, with excellent new bars and restaurants at the Leyton Midland Arches, plus quick access to Walthamstow Village and the independent shops and cafés along Francis Road. I have really great neighbours too who are always friendly and happy to help out."

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