

- Reception  
9'7" x 14'2"
- Kitchen  
10'5" x 13'5"
- Bedroom  
11'4" x 11'11"
- Bedroom  
6'11" x 8'2"
- Bedroom  
12'7" x 9'1"
- Bedroom  
7'8" x 8'9"
- Bathroom  
6'5" x 6'0"
- Bathroom  
5'10" x 5'6"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	72	75
	EU Directive 2002/91/EC	



## LEA BRIDGE ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold  
4 Bed Flat



### Features:

- First Floor Flat
- Split-Level
- New Lease of 177 Years on Completion
- Four bedrooms
- Two Bathrooms
- No Chain
- Private Garden
- Walking Distance to Walthamstow Marshes, Leyton Jubilee Park and Lea Bridge Library

A split-level four bedroom flat on Lea Bridge Road, arranged across the first and second floors with a private garden, two bathrooms and no onward chain. Set within easy reach of Leyton's green spaces, cafés and local taprooms, it's a flexible home with almost 1,000 square feet of internal space and useful connections from nearby Lea Bridge Station.

REQUEST A VIEWING  
0203 397 9797

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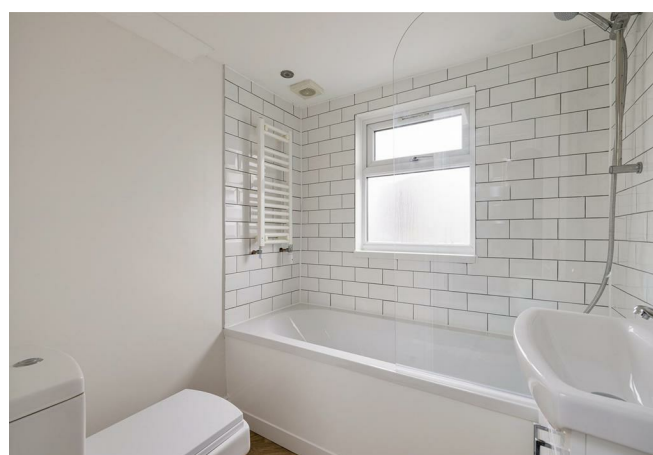
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**IF YOU LIVED HERE...**

You'd enter via your own front door and head up to the first floor, where the reception room sits at the front of the plan, brightened by a bay window and offering a comfortable setting for relaxing or gathering. Two bedrooms are also arranged on this level, giving the home plenty of flexibility from the outset.

Towards the rear, the kitchen is set apart, with space for dining and a practical feel for everyday use. From here, you have access to the private garden, creating a welcome outdoor extension to the home. A bathroom completes the first floor.

Upstairs, the second floor brings two further bedrooms beneath the roofline, along with a second bathroom. The split-level layout gives the flat a natural sense of separation, making it well suited to family life, sharers, guests or home working.

**WHAT ELSE?**

- Walthamstow Marshes, Leyton Jubilee Park, Lea Valley Park and Hackney Marshes are all close by, giving you generous open space for walking, running and cycling.

- Lea Bridge Station is a short walk away, with useful links towards Stratford, Tottenham Hale and onward connections into Liverpool Street.

- There's a growing selection of cafés, breweries and taprooms nearby, particularly around Argall Way and the surrounding streets, adding plenty of character to the local neighbourhood.



**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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