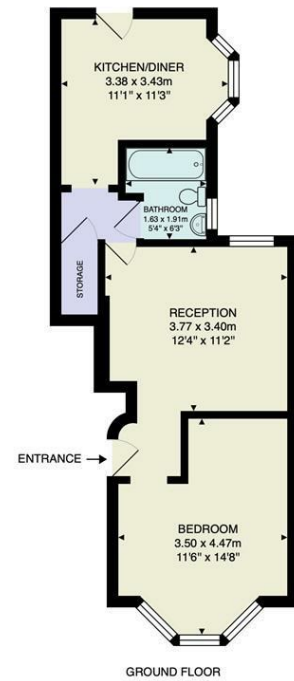




GARDEN IS APPROX. 6.67m x 4.74m



Total Area: 43.0 m<sup>2</sup> ... 462 ft<sup>2</sup>

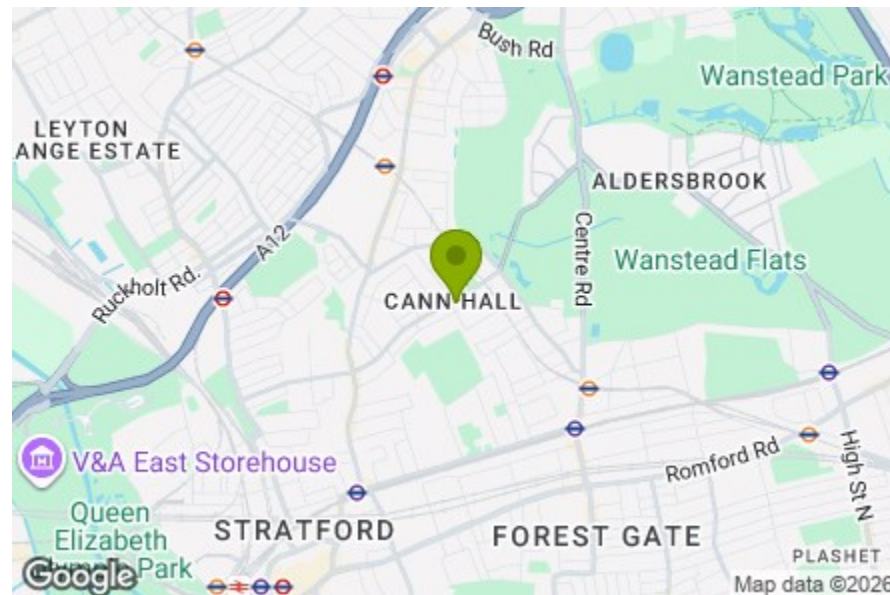
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom  
11'5" x 14'7"

Reception  
12'4" x 11'1"

Kitchen/Diner  
11'1" x 11'3"

Garden  
approx 21'10" x 14'7"



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		70	78
		EU Directive 2002/91/EC	



## CANN HALL ROAD, LEYTONSTONE

### Offers In Excess Of £350,000 Freehold

### 1 Bed Flat



#### Features:

- One Bedroom Ground Floor Flat
- Period Conversion
- Private South Facing Garden
- Newly Renovated Kitchen
- Bright Bay Fronted Bedroom
- Very Well Presented Throughout
- Moments From Wanstead Flats
- Short Walk To Forest Gate Station
- Freehold

A bright and well-presented one bedroom ground floor flat set within a characterful period conversion on Cann Hall Road, just moments from the wide open greenery of Wanstead Flats. With a private south facing garden and freehold tenure, it offers a thoughtful balance of indoor and outdoor living, all within easy reach of Forest Gate station and the surrounding East London neighbourhoods.

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0203 369 6444

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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

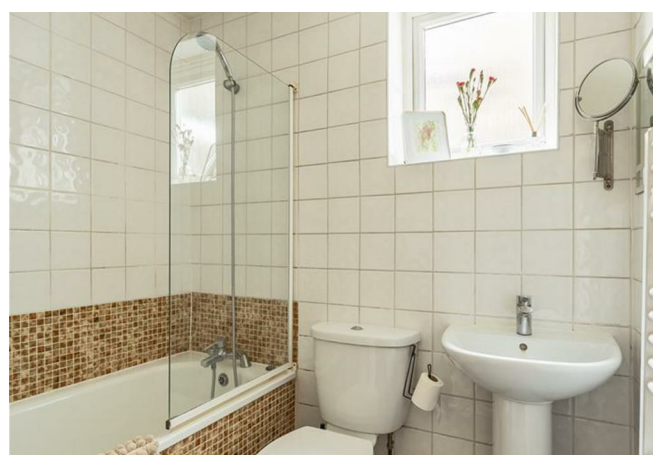
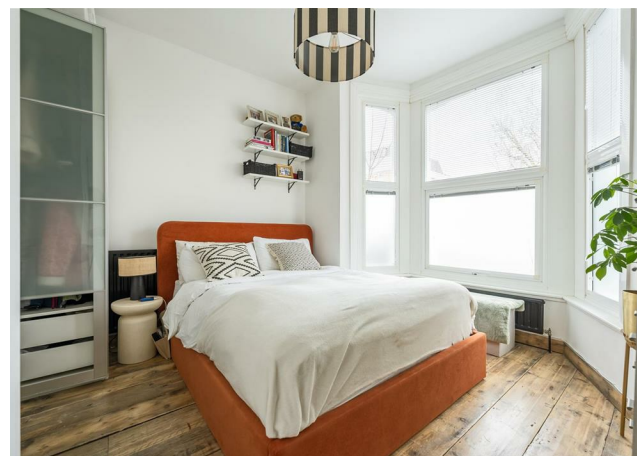
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IF YOU LIVED HERE...

Step through the entrance hall and you'll find a calm, welcoming home with wood flooring running underfoot and a natural flow between the rooms. Your reception room is a comfortable living space, with plenty of room to relax or gather with friends. Just beyond sits the newly renovated kitchen, thoughtfully arranged with clean finishes and generous worktop space. It's a bright and practical room designed with everyday living in mind, with a door leading straight out to the garden.

Outside, your private south facing garden offers a lovely extension of the living space, with room for seating, planting or simply enjoying the sun in warmer months. Back inside, the bedroom sits to the front of the home, a generous bay

fronted double filled with natural light and offering excellent proportions. The bathroom sits neatly within the layout, completing a home that feels carefully arranged and very well presented throughout.

WHAT ELSE?

- Wanstead Flats just moments away for wide open green space and weekend walks
- Forest Gate station within walking distance for the Elizabeth Line
- Leytonstone within easy reach for Central Line connections
- Leytonstone High Road and surrounding streets home to a growing mix of independent cafes and restaurants
- Well placed for local shops and everyday amenities
- Strong connections across East London and into the City



A WORD FROM THE OWNER...

"I have loved living on Cann Hall Road. The neighbours are lovely and having Wanstead Flats at the end of the road is incredible. The private garden is invaluable. It's a short walk to the Elizabeth Line at Forest Gate, and the Central line at Leyton which makes commuting easy. Leytonstone also has some amazing pubs and restaurants. "

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