



Total Area: 71.7 m² ... 772 ft²

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.

Reception
13'10" x 17'3"

Kitchen
7'11" x 10'2"

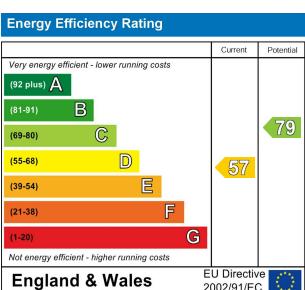
Storage

Bathroom
5'10" x 6'6"

Bedroom
11'9" x 10'3"

Bedroom
13'10" x 10'4"

Garden
30'2" x 19'6"



FOREST ROAD, LEYTONSTONE
Guide Price £575,000 Share of Freehold
2 Bed House



Features:

- Two Double Bedroom House
- Reclaimed Wood Floor
- End Terrace
- South Facing Private Garden
- Driveway
- Boasting Original Charm
- Close to Wanstead Flats
- Recently Renovated
- Close to Leytonstone Station
- Share of Freehold

This attractive end-terrace home combines original charm with thoughtful updates, offering a wonderful blend of character and modern comfort. Inside, you'll find two generous double bedrooms and beautiful reclaimed wood flooring that adds warmth throughout. The recently renovated interior is complemented by a south-facing private garden, ideal for enjoying the outdoors. A driveway provides the convenience of off-street parking, while the location places you close to the wide open spaces of Wanstead Flats and within easy reach of Leytonstone Station, making both green escapes and city connections effortlessly accessible.

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IF YOU LIVED HERE...

Arriving home is a breeze with the paved driveway providing effortless off-street parking and a welcoming first impression. Inside, the property unfolds into well-balanced spaces designed for easy living and relaxed entertaining, offering comfort and character throughout. Step into a bright hallway with access to a handy storage area and stairs rising to the first floor. The kitchen, set at the front, is filled with natural light from a large window. Warm tones and inviting textures combine with spacious worktops and thoughtfully designed cabinetry, while open shelving adds charm. Distinctive tiling completes the look, making this an ideal setting for both daily life and gathering with friends.

To the rear, the generous reception room spans the width of the home, with double glazed doors that create a seamless connection to the garden. The flow from indoors to out is perfect for entertaining, with timber flooring and finishes adding depth, and wide windows ensuring a bright, uplifting feel. The south facing garden is a true retreat – low-maintenance yet welcoming, with raised beds, established planting, and ample space for al fresco dining or simply soaking up the sun.

Upstairs, the airy landing offers space for additional furniture or a reading nook. The main bedroom stretches across the full width of the property, with spacious proportions and views of mature greenery. The second bedroom sits at the front and

includes built-in wardrobes and a wide run of windows. A fresh, light-filled bathroom completes the layout, combining retro charm with clean lines and characterful tiling.

The surrounding area blends green spaces with a welcoming community feel and a wealth of places to explore. Wanstead and Leyton Flats are close by, offering acres of open land that's ideal for peaceful walks, cycling or simply soaking up the outdoors. A little further on, Francis Road is known for its independent spirit, where you'll find local favourites like Marmelo Kitchen, a lovely spot for coffee, brunch or a laid-back meal. Leytonstone High Road brings together a mix of shops, eateries and everyday essentials, making life convenient. For something more unusual, God's Own Junkyard is a treasure trove of neon art, while The Red Lion pub is perfect for a relaxed evening.

WHAT ELSE?

For travel connections, both Leytonstone Station and Leyton Midland Road Station are around a ten-minute walk away, making commuting and exploring the city straightforward. Leytonstone provides fast links via the Central line, while Leyton Midland Road connects you to the Overground network. With these stations so close, getting into the City or further afield is easy, offering flexibility whether you're heading to work or enjoying a day out.



A WORD FROM THE OWNERS...

"The refurbishment of Integer has been an absolute labour of love, and we hope that someone else can find as much enjoyment living here as we have. The first few years I spent living here with my sister, and we did our best to keep the 1960s charm while bringing it up to date, incorporating features like the parquet flooring and serving hatch, and preserving/resurrecting original wallpaper and the turquoise bathroom suite. We love how spacious the house is, how much light flows through the property, and how hidden it is in this mews-like stretch. The location has been wonderful, close to all Leytonstone has to offer, Francis Road in Leyton and only a walk away from Walthamstow Village, not to mention Hollow Ponds, which quickly became our dog walk location of choice. We're confident Integer Gardens will make its new owners very happy."

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