



GROUND FLOOR
Area: 50.4 m² ... 543 ft²

Total Area (Excluding Garden): 50.4 m² ... 543 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.

Kitchen/Lounge/Diner
13'1" x 21'9"

Bedroom
11'2" x 13'10"

Bathroom
6'11" x 7'5"

Storage

Garden
22'9" x 8'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	81	81
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



FOREST ROAD, LEYTONSTONE

Offers In Excess Of £365,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One bedroom Apartment
- Private Terrace
- Open Plan Kitchen Reception
- Modern Decor
- Underfloor Heating
- Communal Garden With Bike Storage Storage
- Upper Leytonstone Location
- Short Walk To Leytonstone Station
- Close To Hollow Ponds

An immaculately presented, impeccably styled, modern one bedroom ground floor apartment. Featuring underfloor heating, contemporary open plan living arrangements, a private courtyard and communal gardens with convenient cycle hanger.

For thirty five minute door to door connections to Liverpool Street, catch the speedy Central line from Leytonstone station. Just as close is Leyton Midland Road overground station, for Overground services between Gospel Oak and Barking Riverside.

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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 2222



IF YOU LIVED HERE...

Entering through your communal garden, you'll be able to lock up your bicycle in the useful storage hanger before opening the gate to your own, 180 square foot, patio garden. Take a few minutes to enjoy the tranquillity and privacy this space has to offer before heading straight in to your huge open plan lounge, kitchen and diner. Large twin windows overlook your garden and bathe the blonde herringbone flooring in natural light.

In your kitchen smooth white cabinetry blends seamlessly into the streamlined chrome appliances and glossy white splashbacks. Moving through to your bedroom you'll find built in storage, velvety carpet underfoot and two bright floor to ceiling windows. Next door and your bathroom is a sleek elegant affair, with floor to ceiling smoky grey tilework, chrome fixtures and fittings, a freestanding sink with vanity unit and a rainfall shower over the tub. Finally, back in the hallway, you have another useful built in storage area.

Epping Forest is only ten minutes' walk from your door. Enter via the Whipps Cross Road entrance and start your woodland adventure at Leyton Flats. Head North to Hollow Ponds where you can rent row boats for a different, duck's

perspective on the lovely views. Abbots Park is also nearby, where you can workout in the fresh air of the open gym or play tennis on one of the public courts. If you prefer to swim head over to Leyton Leisure Centre, just a half mile from your door and equipped with a full-size swimming pool, 102 station gym and a relaxing sauna and steam room.

WHAT ELSE?

- Your new local is the much loved Heathcote & Star gastropub, for fine wines, real ales, a delicious menu and regular live events including stand up comedy.
- E10's destination street of Francis Road is well worth the twenty minute stroll, for a selection of high end independent cafes and coffee shops.
- Meat lovers should be sure to check out the critically acclaimed ribs at Burnt Smokehouse, under the railway arches at Leyton Midland Road and just ten minutes on foot.



A WORD FROM THE OWNER...

"As a local I was drawn to the boutique development due to the aesthetics and quality of the finishes, as well as the privacy of the quiet one way street, this is hard to find elsewhere in the area. This turned out to be a great decision for us as the flat comes with generous proportions and lots of storage space which has given us the ability to grow within the flat. The private ground floor entrance and terrace has been a perfect fit for our dog and with Hollow Ponds being just a 5 minute walk away this has been an amazing place for our long dog walks where we have made many new friends on the way.

Our neighbours in the rest of the flats are also a great group of people, both friendly and helpful. We have really enjoyed the location of the property which is a 10 minute walk to both Leytonstone Underground and Leyton Midland stations and with buses at the top of our road taking you to either Walthamstow or Hackney in just 20 minutes. Leytonstone is a vibrant and community led area with lots to offer, including a number of bustling pubs and great restaurants, with The North Star and Homies on Donkies being just two of our many favourites."

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