



LOWER GROUND FLOOR

Total Area (Excluding Garden): 39.5 m² ... 425 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.

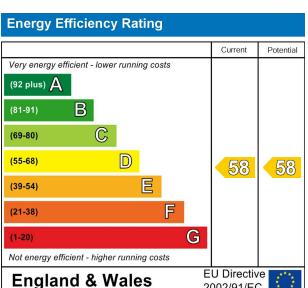
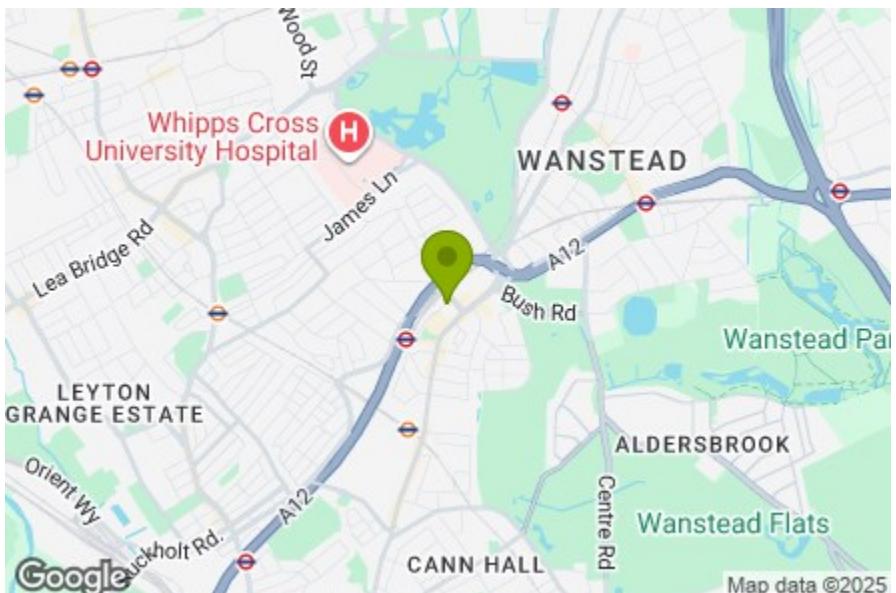
Kitchen / Lounge / Diner
11'1" x 19'8"

Storage

Bathroom

Bedroom
11'1" x 11'8"

Garden
17'2" x 5'1"



LEMNA ROAD, LEYTONSTONE

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Private Terrace
- Very Well Presented
- Open Plan Kitchen And Reception
- Modern Fitted Kitchen
- Well Maintained Block
- Moments To Leytonstone Station
- Great Local Amenities

This well-presented one-bedroom flat is located within a well-maintained block and features smart, stylish interiors throughout. A bright open-plan kitchen and reception room provides a comfortable setting for both everyday living and entertaining, while the generously sized bedroom and updated fitted kitchen enhance the appeal. A private terrace adds valuable outdoor space, ideal for relaxing or dining al fresco. Surrounded by great local amenities, the property is also just moments from Leytonstone Underground Station, placing the city within effortless reach.

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

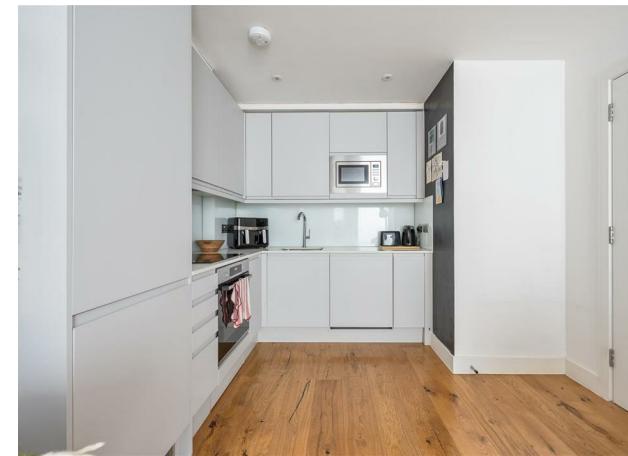
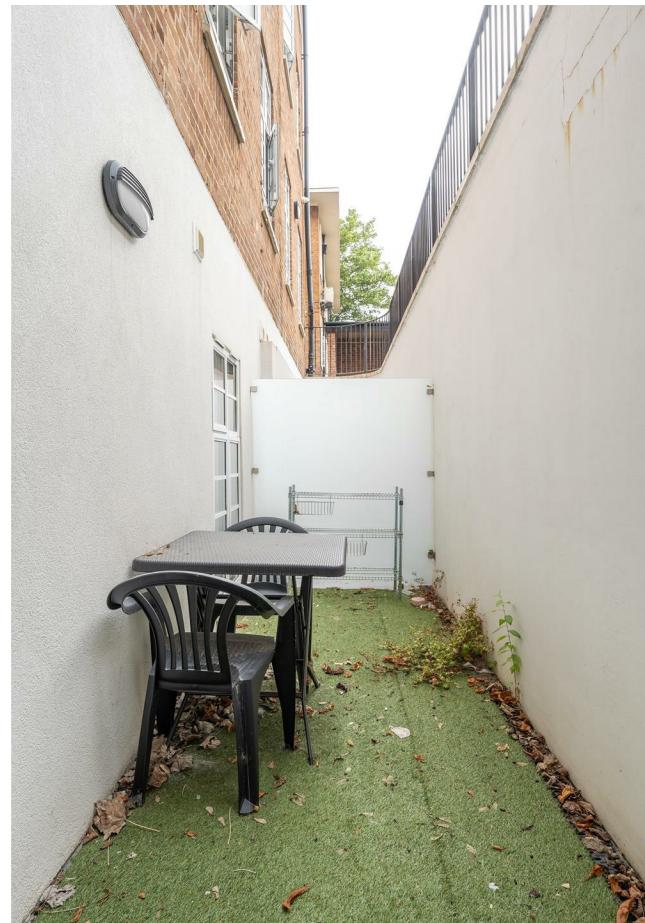
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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IF YOU LIVED HERE...

Positioned on the lower ground floor, this thoughtfully arranged home begins with a welcoming hallway, where warm wood flooring and a soft neutral palette set an inviting tone. A built-in cupboard offers handy storage, and each room leads off from here.

The bathroom is finished in calming grey tiles and features a full-size bath with an overhead rain shower. Recessed shelving and a mirrored cabinet add subtle functionality, and the clean layout is enhanced by well-placed lighting.

Next door, the bedroom enjoys a bright, airy feel, thanks to crisp white walls and a recessed window that draws in natural light. Timber flooring adds warmth, while the pared-back design leaves plenty of room for personal style.

Running the full length of the property, the open-plan kitchen, lounge and dining area provides a flexible layout for daily life and entertaining. Pale cabinetry, integrated units and timber floors come together in a refined, modern setting. Twin windows and a glazed door ensure the space feels bright throughout the day.

That door opens to a private outdoor area, perfect for a compact table or a splash of greenery. With a little imagination, this space could become a charming, low-maintenance spot to unwind in the fresh air.

The surrounding area offers a well-balanced blend of green space, independent spirit and local convenience. Just a short 4-minute walk away, The Red Lion serves as a much-loved neighbourhood pub with a vibrant atmosphere and classic interiors. Around a 20-minute walk away, Francis Road is a thriving hub of independent shops, coffee spots and creative energy, ideal for browsing, meeting friends or picking up something unique. Nature lovers will enjoy the open expanses of Wanstead Flats, perfect for weekend strolls, while Hollow Pond in Leyton Flats offers peaceful water views and woodland trails. Leytonstone High Street is close for everyday essentials, while Wanstead High Street offers a more boutique experience, lined with cafés, delis and well-regarded restaurants.

WHAT ELSE?

For travel connections, Leytonstone Underground Station is just a few minutes away, linking you swiftly to central London. Overground services are also within reach from Leytonstone High Road Station, providing further connections across the city. Whether commuting, heading out for the weekend or exploring nearby neighbourhoods, this location keeps you well connected.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, home to great gastro pubs like Leytonstone Tavern and The Red Lion, as well as bistro cafés like The Wild Goose Bakery and Back to Ours. There's also the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is rich in history, with interesting and beautiful Grade II listed buildings such as St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, a notable MP and conservationist. There's also St Andrew's Church, built between 1886 and 1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious, and Leytonstone Leisure Centre is close by for the more active-minded. Wanstead Park, in the former area of Wanstead House, features walking trails, cycle paths, and several ornamental lakes — a fantastic place to relax, exercise, and soak up some local history. With an array of buses and the nearby Central Line underground station, you can be in the City and surrounding areas in just minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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