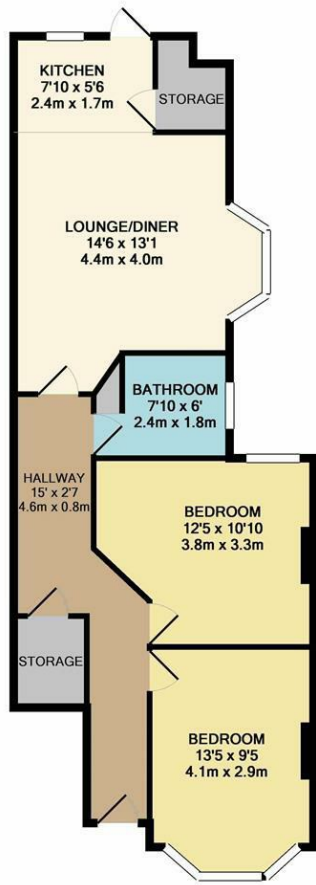




Lounge/Diner
14'5" x 13'1"

Kitchen
7'10" x 5'6"

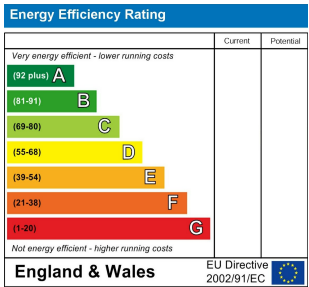
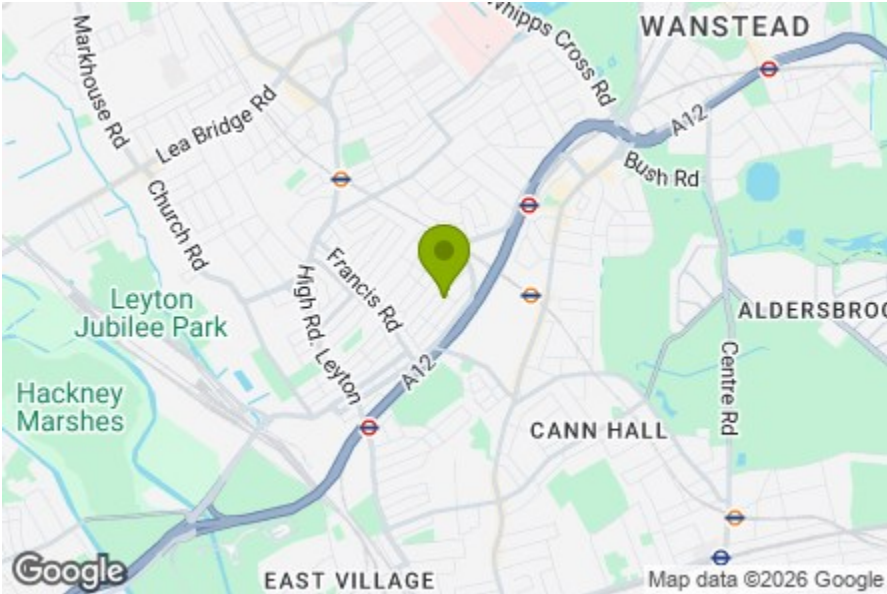
Bathroom
7'10" x 5'10"

Bedroom
12'5" x 10'9"

Bedroom
13'5" x 9'6"

Garden
18

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)
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.
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PEARCROFT ROAD, LEYTONSTONE
Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat



Features:

- Ground Floor Abrahams Apartment
- Two Double Bedrooms
- Own Section of Garden
- Share of Freehold
- Short Walk to Leytonstone Tube Station & Overground
- Easy Access to Francis Road
- Private Entrance (No Communal Hallways)
- Modern Kitchen & Bathroom
- Close to a Fantastic Selection of Pubs, Cafe's & Restaurants
- Well Presented

Set on a peaceful residential street in the sought after Francis Road neighbourhood, this well presented two bedroom Abrahams apartment offers a private entrance, its own section of garden and a warm, thoughtfully finished interior. Positioned on the ground floor and just a short walk from Leytonstone Station, it's perfectly placed for enjoying everything this popular corner of East London has to offer.

E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

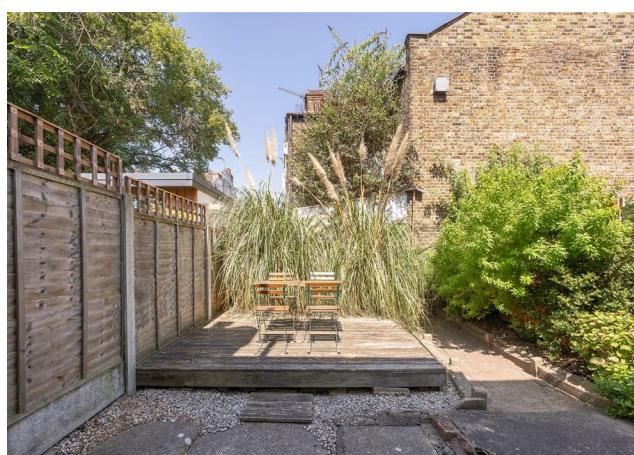
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IF YOU LIVED HERE..

Step through your own front door and into a central hallway, with built-in storage keeping everyday essentials neatly tucked away. At the front of the apartment is the first double bedroom, currently arranged as a living room. A bay window brings in plenty of natural light, while painted floorboards, soft décor and a fireplace give the room an inviting sense of character. The second bedroom is also a generous double, offering plenty of room for wardrobes and additional furniture.

At the rear, the open plan kitchen and living space provides a natural setting for cooking, dining and relaxing. White cabinetry and clean, modern finishes keep the kitchen feeling fresh, while the adjoining living area has space for both seating and a dining table. From here, a door leads directly out to the apartment's own section of garden, creating an easy connection between indoors and out. The modern bathroom is finished in a simple, contemporary style with a shower over the bath.

WHAT ELSE?

Francis Road is just around the corner, home to much loved independents including Marmelo Kitchen, Yardarm, Dreamhouse Records and Phlox Books, alongside a great mix of cafés, restaurants and local shops. Leytonstone Underground Station is within easy walking distance, putting the Central line on hand for straightforward journeys into the City, the West End and beyond. When you fancy some fresh air, Wanstead Flats and Hollow Ponds are both nearby, offering wide open green spaces, woodland walks and boating on the lake.



A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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