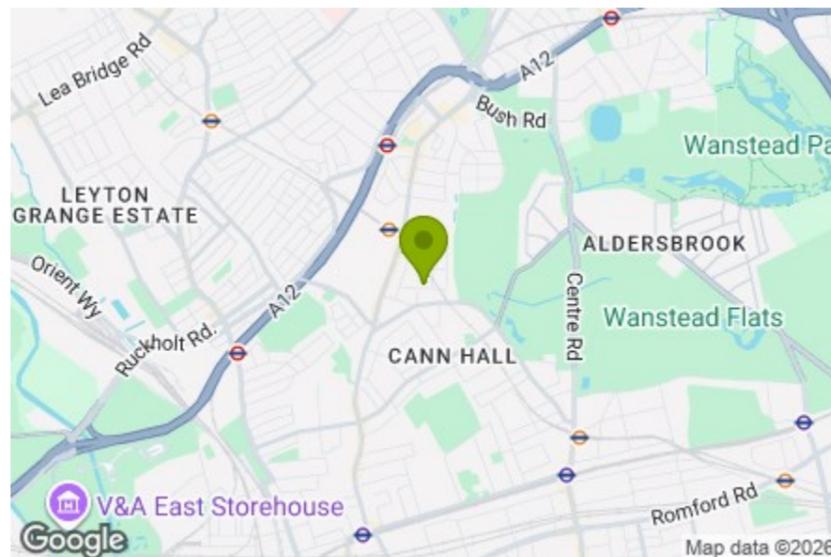


Ground Floor
Total Area: 72.4 m² ... 779 ft²
All measurements are approximate and for display purposes only

- Reception Room
11'5" x 23'10"
- Kitchen
10'5" x 8'5"
- Bathroom
7'6" x 5'5"
- Storage
4'7" x 5'6"
- Bedroom
11'2" x 11'5"
- Bedroom
11'11" x 11'5"
- External Storage Space
5'9" x 2'8"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



SANSOM ROAD, LEYTONSTONE

Offers In Excess Of £375,000 Leasehold 2 Bed Flat



Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Long Lease
- Communal Gardens & Wanstead Flats Nearby
- Close to Leytonstone High Street & Amenities
- Generous Proportions Throughout
- Great Storage Options
- Hardwood Floors
- External Storage Space

Set in a well-maintained purpose built development, this two-double-bedroom apartment occupies an enviable position between Wanstead Flats and the vibrant neighbourhoods of Leyton, Leytonstone and Forest Gate. Multiple transport links are nearby, offering excellent access to several train routes.

Inside, the property features a generous dual aspect reception room, a separate kitchen, plenty of storage, lots of natural light and an immaculate finish throughout. There are communal gardens outside, as well as plenty of other greenery in the area.

REQUEST A VIEWING
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E4 & N17
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E18 & IG8
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0203 369 1818

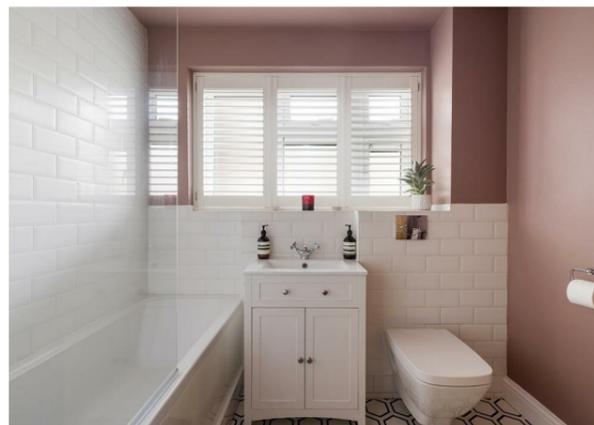
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IF YOU LIVED HERE...

You'll love the classic design of this development, where a timeless mid-century style is complemented by the apartment's thoughtful interiors.

Step into the dual-aspect reception room and you'll immediately appreciate the sense of space and light. Neutral decor enhances the room's proportions, while generous windows flood the space with natural light. Thoughtful details such as the bespoke shutters and engineered flooring add a stylish finishing touch.

Handily next to the reception room, the kitchen features ornate tiling, high spec appliances such as the double oven, timber worktops and smart white units.

Along the hallway, you'll find two immaculate double bedrooms, both finished with the same flawless flooring underfoot. The bathroom is equally well presented, with metro brick tiling, blush decor and an over-bath shower.

Tucked between several thriving East London neighbourhoods, you're perfectly placed for an abundance of amenities. A short stroll away is Winchelsea Road, home to a fantastic selection of local favourites including Pretty Decent Beer Taproom, Joyau wine bar, The Rookwood Village, and Wild Goose Bakery. Head towards Leytonstone and you'll uncover even more culinary gems like Homies on Donkeys,

Mum Likes Thai Food, Panda Dim Sum and Le Regret.

When it's time to walk it all off, Wanstead Flats is a short stroll away, offering plenty of green space.

This handy positioning means transport is never a problem. Leytonstone tube is 0.7 miles away, ensuring you can easily nip to central London on the Central line, while Leytonstone High Road is even nearer, where you can get the Suffragette Overground between Gospel Oak and Barkingside. Forest Gate is 1.1 miles, which means you can enjoy the perks that the Elizabeth line brings.

WHAT ELSE?

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few blocks north. Westfield is also within easy reach.

- Drivers can be on the M25 in ten minutes, but it's not close enough to impact the peace and quiet that Wanstead Flats brings.

-Parents will be pleased to learn that you have numerous primary and secondaries nearby, plus plenty of playgrounds, such as the one at Langthorne Park, and Cann Hall skate park. The Olympic Park is also easily accessible.



A WORD FROM THE OWNER...

"The flat is large and bright, getting the sun all day long and is in a lovely area with the Instagram famous Leytonstone Tavern round the corner, serving some of the best burgers in London. The famous Thai restaurant Singburi may have left for Shoreditch; but Earls, Forno, Homies on Donkeys and the new wine bar Le Regret have taken its place, continuing with Leytonstone offering a wide variety of excellent food and drink options. There are great independent shops close by like the Continental and Stone Mini-Market. The Wanstead Flats are great for a walk or run, followed by a coffee at one of numerous coffee shops like Back to Ours or Tamping Grounds. I have loved living in Leytonstone and hoping to move back to the area again next year."

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