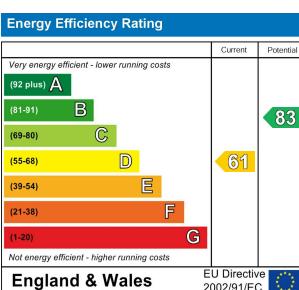


Total Area: 47.3 m² ... 509 ft²

All measurements are approximate and for display purposes only



HAINAUT ROAD, LEYTONSTONE

Offers In Excess Of £330,000 Share of Freehold
1 Bed Flat



Features:

- One Bedroom Flat
- Open-plan Kitchen/Living room
- Very Well Presented
- Short Walk To Leytonstone Station
- Communal Garden
- Easy access to Francis Road, Hollow Ponds and Wanstead Flats
- Upper Leytonstone Location

Set within the sought-after Upper Leytonstone area, this one-bedroom flat offers a well laid-out interior with an inviting, considered feel throughout. The open-plan kitchen and living area sits at the heart of the home, allowing cooking, dining and relaxing to flow naturally within the space. With a finish that feels consistent in feel and tone, the home has a settled, confident atmosphere from the moment you step inside. A communal garden provides shared outdoor space, offering a welcome extension beyond the apartment. Leytonstone Station is a short walk away, while Francis Road, Hollow Pond and the open stretches of Wanstead Flats are all easily reached nearby.

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

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Set within a building of warm brick elevations and confident proportions, this second-floor home sits comfortably within its surroundings and has a quietly established feel from the outset.

Inside, a hallway provides access to all rooms, with a built-in storage cupboard and a separate utilities cupboard keeping everyday essentials neatly tucked away. The reception room is generously sized and thoughtfully arranged, allowing for a relaxed seating area alongside space for dining. A wide window draws in generous daylight and gives the room a bright, settled atmosphere that works equally well for unwinding or hosting friends.

Just off the reception room, the kitchen is arranged as a distinct space with a clean, contemporary feel. Cabinetry in soft, muted tones pairs comfortably with pale, subtly patterned work surfaces, creating a cohesive and considered look. Light-toned floor tiles laid in a neat, linear pattern add a crisp finish underfoot, while a window above the work area brings in natural daylight and keeps the room feeling open and connected.

The bedroom is generously sized, with a window offering a calm, leafy outlook and a run of built-in wardrobes along one wall providing streamlined, integrated storage.

Subtly textured carpet underfoot adds comfort and warmth. The bathroom is neatly finished with white tiled walls and a bath with an overhead shower, with a window allowing light to filter through the day.

Beyond the home itself, the surrounding neighbourhood offers a well-rounded mix of everyday convenience and local character. Leytonstone High Road is close by, with a strong selection of amenities alongside independent favourites such as Wild Goose Bakery, known for its sourdough and pastries. Nearby, the Railway Arches form a lively social hub, with Gravity Well Taproom serving craft beers, Burnt Smokehouse offering barbecue and street food, and a mix of independent traders adding variety. Francis Road brings a village-like feel, where Yardarm serves seasonal small plates and The Northcote Arms is a popular spot for relaxed drinks and neighbourhood gatherings. For fresh air, Hollow Pond and the open stretches of Wanstead Flats, part of Epping Forest, provide generous green space for walks and outdoor exercise.

WHAT ELSE?

Transport connections are well placed, with Leytonstone Station around a 10-minute walk away, offering Central line services into the City and West End. Leyton Midland Road Station is reached in approximately 8 minutes on foot, providing Overground connections that link easily with Stratford, Walthamstow and beyond, making day-to-day travel straightforward and flexible.



A WORD FROM THE OWNER....

"We have loved living at Hillboro Court for 4.5 years and are only leaving as our family has grown! The space was fully redesigned and refurbished just before we moved in, adding lots of handy storage solutions including a large built-in wardrobe and giving it loads of nice touches. This also created an open-plan kitchen/living space which has plenty of space for a sofa and large dining table. It is southeast facing so gets tonnes of lights with the City visible in the distance.

The area is fantastic, 10 minutes walk to Leyton Midland Road or just under 15 to Leytonstone for the central line and Leytonstone high street, which is full of cafes, pubs and bars. A short walk away is Gravity Well tap room as well as the new row of cafes and bars down Tilbury Road. Francis Road is also an easy walk away, as is Hollow Ponds and Wanstead Flats."

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