

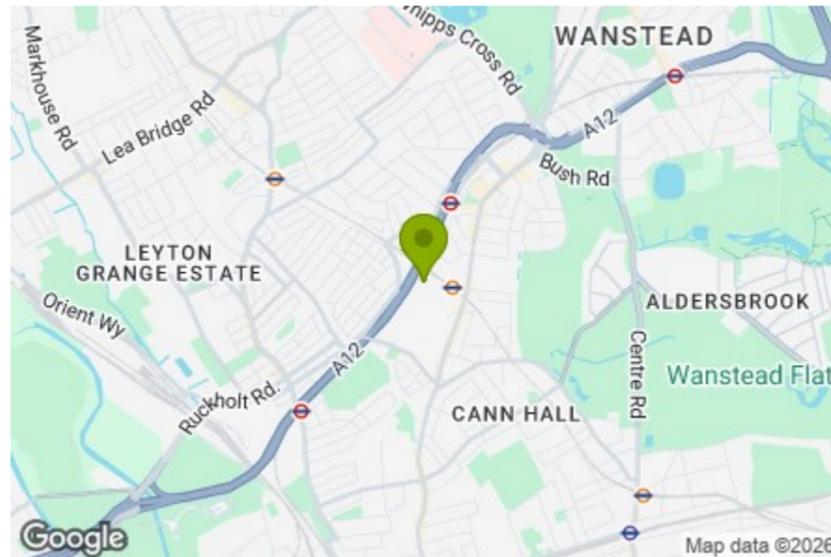
Reception Room  
12'4" x 9'6"

Bedroom  
10'7" x 9'9"

Bedroom  
6'10" x 6'8"

Kitchen  
9'8" x 9'3"

Bathroom  
9'8" x 6'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## NORMAN ROAD, LEYTONSTONE

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



### Features:

- Two Bedroom Flat
- Ground Floor
- Private Garden
- Chain Free
- Close to Shops & Amenities
- Approx 10min Walk to Leytonstone Station
- Bay Fronted

A bright and well-proportioned two bedroom ground floor apartment with its own entrance and private rear garden. Set within a handsome Victorian conversion in the heart of Leytonstone, you're perfectly placed for the area's much-loved cafes, restaurants and neighbourhood pubs, as well as the open green space of Wanstead Flats.

Leytonstone High Road Overground station is just a short walk away for the Gospel Oak to Barking Riverside line, while the Central line from nearby Leytonstone tube keeps both the City and West End within easy reach.

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#### IF YOU LIVED HERE...

Step beneath the handsome brick frontage and through your own front door into more than 550 square feet of thoughtfully arranged living space. Your reception room sits at the front of the home, with a bay window drawing in plenty of natural light and a calm, neutral palette creating a welcoming place to unwind.

Next door is the principal bedroom, a well-proportioned double complete with integrated floor-to-ceiling wardrobes. Bedroom two sits just beyond, ideal as a guest room, study or nursery depending on how you wish to arrange your home.

To the rear you'll find the kitchen, fitted with a generous suite of cabinets and ample worktop space, with room to cook and move comfortably. The bathroom sits just beyond, neatly finished with classic tiling and a bright, clean feel. Step outside and you'll find your private garden, a generous courtyard space that offers welcome outdoor room to enjoy in warmer months.

#### WHAT ELSE?

Francis Road is just a short stroll away, lined with independent cafes, and local favourites including Albert & Francis, Perky Blenders and Yardarm wine bar.

Leytonstone High Road Overground station is around a five minute walk for the Gospel Oak to Barking Riverside line.

Leytonstone Central line station is also within easy reach, placing Liverpool Street and the West End comfortably within commuting distance.

The apartment comes with direct access to a private rear garden, a generous courtyard space framed by fencing and greenery.



#### 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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