

Reception Room
24'7" x 10'7"

Kitchen
13'1" x 8'5"

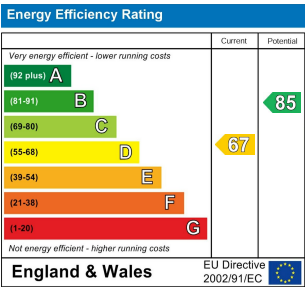
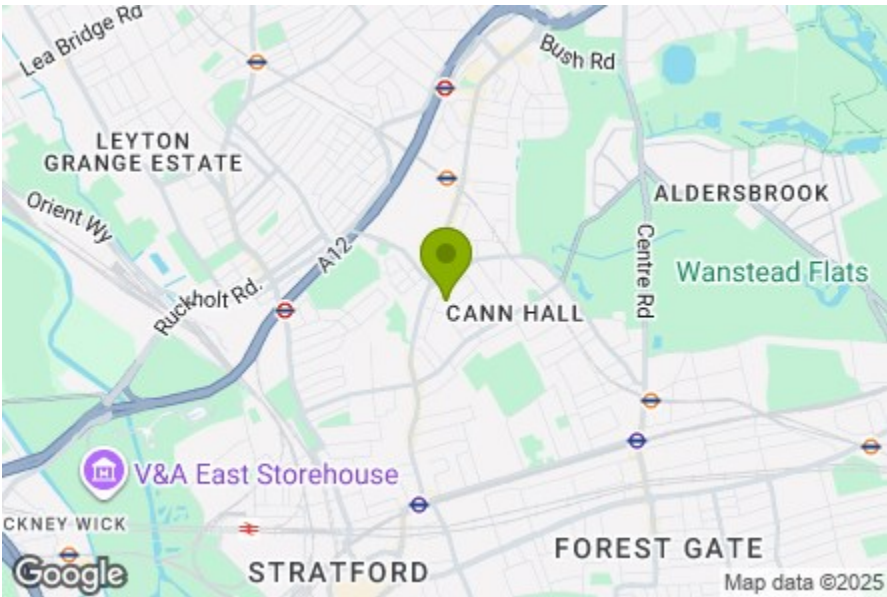
Bedroom
14'0" x 11'3"

Bedroom
10'9" x 8'7"

Bathroom
8'5" x 8'2"

Garden
32'9"

Total Area: 81.4 m² ... 876 ft²
All measurements are approximate and for display purposes only.



KINGSDOWN ROAD, LEYTONSTONE

Offers In Excess Of £650,000 Freehold 2 Bed House



Features:

- Victorian Terrace House
- Freehold
- Two Double Bedrooms
- West Facing Garden
- Close to Wanstead Flats
- Good Decorative Order
- Potential to Extend STP

This charming Victorian terrace offers a warm and inviting feel, blending classic character with a comfortable, well-kept interior. The home features two generous double bedrooms and a bright layout that flows naturally towards a west-facing garden, perfect for catching the afternoon light. Positioned close to the wide green spaces of Wanstead Flats, it enjoys a lovely balance of calm and convenience, with local cafés, shops and transport links all within easy reach. It's ready to move into yet still offers potential for the future, with scope to extend subject to planning.

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IF YOU LIVED HERE...

An inviting sense of period charm greets you, with honey-toned brickwork, ornate detailing and a beautifully framed bay window. A tiled front step and classic painted door complete the look, offering a glimpse of the welcoming interior within.

Inside, the hallway leads to a generous reception room where natural wood flooring and soft green walls create an easy-going atmosphere. Light floods in through the bay window, while the open layout between the sitting and dining areas makes the space ideal for both entertaining and quiet evenings in.

The kitchen, bathed in natural light, combines wooden worktops, pale cabinetry and white tiling for a timeless finish. It opens directly onto the garden and offers exciting scope to extend into the side return and deeper into the outdoor space, subject to planning consent.

The west-facing garden is a peaceful retreat, with a neat slate terrace and gravel pathway framed by flowering borders and mature greenery. It's a serene setting for relaxing or dining outdoors on long summer evenings.

Upstairs, the landing feels bright and spacious, with natural wood flooring, built-in storage and access to a loft offering potential for conversion, subject to planning. The

main bedroom is a beautifully calm space, filled with light and enhanced by fitted wardrobes and soft neutral tones, while the second bedroom offers a tranquil feel. Completing the floor is a striking bathroom in white and bold blue, with a large bath and overhead shower adding a touch of luxury to the home.

Perfectly positioned between green open spaces and lively hubs, the area offers the best of both worlds. Wanstead Flats, part of the vast Epping Forest, provides a wide stretch of open landscape ideal for weekend walks or moments of calm away from the city buzz. It's also perfectly placed for a morning coffee from Tamping Grounds before heading out to explore. Leytonstone High Road blends a relaxed community feel with an ever-growing mix of independent shops, cafés and welcoming spots like the Leytonstone Tavern, ideal for a long lunch or evening catch-up. For dinner, Bocca Bocca brings a taste of Italy to the area with its wood-fired pizzas and easy-going charm. While a little further on, Francis Road forms the area's creative heart, a pedestrian-friendly stretch lined with boutiques, artisan food stores and cherished locals like Yardarm, Marmelo and The Northcote Arms.

WHAT ELSE?

Travel links are excellent, with Leytonstone High Road Station just a 14-minute walk away and Leyton Station only a short bus ride, putting the Central line within easy reach for fast journeys into the City or West End. A wide choice of local bus routes also run nearby, connecting you to Stratford, Walthamstow, Hackney and further afield.



A WORD FROM THE OWNER...

"I have loved living in this location and area and have had an extremely happy 5 years here. The street is peaceful and quiet but perfectly located to get to a number of amazing local amenities. The high street has a plethora of lovely cafes, restaurants and pubs with the Leytonstone Tavern, a personal favourite for food, just a couple of minutes away. We have recently got a brand new M&S as well as already having the incredible Continental Food Exchange for groceries. Forno has been a great addition for coffee and pastries. Furthermore the property is perfectly located for proximity to Hackney, Forest Gate, Maryland Station as well as the Central line, not to mention Epping Forest being right on the doorstep for long walks and days out. This area has a great community feel and I'll be sad to say goodbye to the street and neighbours."

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