



First Floor

Total Area: 77.7 m² ... 836 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Bedroom
16'5" x 11'0"

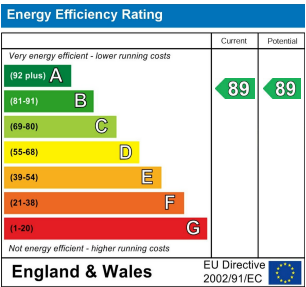
Ensuite
7'2" x 4'11"

Bedroom
12'10" x 10'2"

Kitchen/Reception Room
22'6" x 12'11"

Bathroom
7'2" x 6'11"

Terrace
29'5" x 10'9"



LEYTON ROAD, STRATFORD

Offers In Excess Of £590,000 Leasehold
2 Bed Apartment



Features:

- First Floor Apartment
- Two Double Bedrooms
- Large Private Terrace
- Ensuite to Master Bedroom
- Communal Gardens
- Close to Stratford International Station
- Good Decorative Order
- Close to East Village

With an enviable location close to Stratford International station, this bright and modern two double-bedroom, two bathroom apartment has smart decor throughout, as well as a large private terrace and communal gardens.

Just beyond, you'll find the East Village and Olympic Park, meaning you've got rolling greenery and top class amenities in equal measure.

REQUEST A VIEWING
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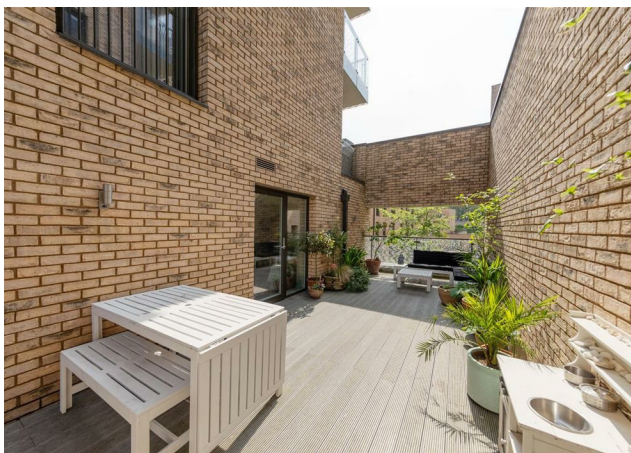
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IF YOU LIVED HERE...

Get ready to enjoy modern living at its best... You'll love how spacious your open plan kitchen/reception feels, with the island counter dividing the space up without impacting on the flow of light. The pristine engineered flooring extends across the room, while the dual aspect windows keep things bright and airy (you'll also appreciate those leafy first floor views). The kitchen area features sleek cabinets, integrated appliances and stylish tiling, so we're sure entertaining will be on the agenda.

The bedrooms are just as plush, and the master has in-built storage and an ensuite. There's another stylish bathroom, so you don't have to worry about queuing in the morning. The private terrace will be brilliantly convenient, especially during warmer months. Not only can you exercise your green fingers, but there's also handy storage space here.

You don't have to travel far if you want to enjoy more nature though - the Olympic Park is a 12 minute stroll away, while Drapers Field is even closer. These green spaces are perfect for relaxing or going for a leisurely jog, but if you're feeling more active you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top notch sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre.

As for food and drink, you're spoilt for choice... Look out for the East Village Street Food Market, a fixture that runs every second Saturday throughout the summer, offering a variety of delicious dishes from some of the top street food retailers in London. It all a few minutes from your new home.

Signorelli will be your go-to stop throughout the week - ten mins from your home. This family-owned Italian artisan bakery located in the East Village serves up delicious cakes, cookies, focaccia toasties and coffee. Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're just eight minutes away on foot.

WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company.
- Stratford's quite the hub when it comes to transport. Stratford station is on the Elizabeth line, while high-speed trains travel between Stratford International and Kent. The Overground runs to North London, while the Jubilee line and DLR go to Canary Wharf, and the Central line nips to the West End.
- The area really is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.



A WORD FROM THE EXPERT...

"I spend a lot of time in Stratford — running in the Olympic park, cycling at the outdoor Velo Park, shopping at Westfield or simply meeting friends. The area has come on leaps and bounds since the Olympics, with the new Olympic Village creating loads of amenities, green spaces, sports facilities ... and not least Westfield, which is a must for shoppers and foodies. Allegra, a sensational seafood restaurant on the seventh floor of The Stratford hotel would be my not-so secret pick, fantastic food, and a stunning roof terrace. For a lazy Sunday brunch, try The Breakfast Club along the canal at Here East. Well-connected and with world-class amenities, Stratford is an area to watch."

KYLI CLAYTON
E11 BRANCH MANAGER

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