

Reception Room  
14'3" x 10'10"

Kitchen  
6'6" x 6'5"

Bathroom  
7'6" x 6'5"

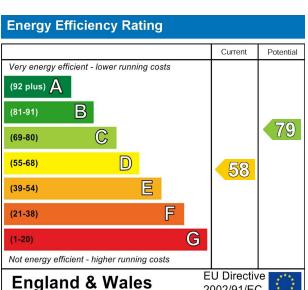
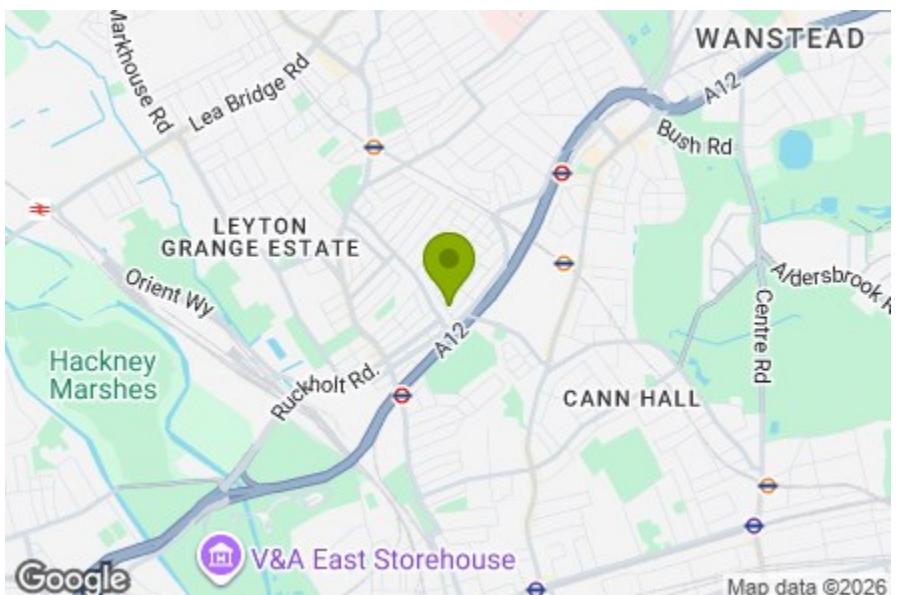
Bedroom  
3.38 x 3.31m  
11'1" x 10'10"

Bedroom  
4.12 x 4.02m  
13'6" x 13'2"

Bedroom  
3.63 x 2.37m  
11'11" x 7'9"

Bedroom  
13'6" x 13'2"

Garden  
13'1"



## PEARCROFT ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Share of Freehold  
3 Bed Flat



### Features:

- Three Bedroom Period Conversion
- Recently Renovated
- Modern Kitchen and Bathroom
- Bay Fronted
- Chain Free
- A Short Walk to Leyton Tube
- Moments to Francis Road
- Private Garden

A sleek, immaculate and spacious three bedroom apartment on the first floor of a period conversion with a delectable rear garden. Here you're sat at the end of a tree-lined terrace with the social hub of Francis Road just around the corner and the transport links of Leyton tube within easy reach.

Fancy getting some nature under your feet? You're blessed with the expansive open green space of Wanstead Flats just a seventeen minute stroll away, with the equally tranquil blue waters of Jubilee Pond within further walking distance. You'll forget you're in London.

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#### IF YOU LIVED HERE...

You'll be stretching out in your 145 square foot lounge with vintage ceiling moulding and a delightful ceiling rose overhead, sleekly engineered timber flooring underfoot, plenty of space for dining and an amazing Art Deco fireplace proudly taking centre stage. The kitchen's next door and decked out in a dazzling white suite housing a full complement of integrated appliances and a charming whitewashed terracotta tiled backsplash.

Through your handy utility room and your bathroom's another expertly appointed space enjoying a tub, oversized rainfall shower and recessed spot lighting overhead. Elsewhere, your master bedroom is a hugely generous 180 square feet with a bay window filling the room with swathes of natural light, plush carpet underfoot and a glorious period fireplace. Bedroom two's another double with garden views and another vintage fireplace, while bedroom three's a generous single brightly lit by a twin set of windows and host to the last in your quartet of period hearths. Lastly, your garden - accessed via the ground floor it's a wonderfully private nook with an al fresco entertaining area sat upon Scottish pebbles, flanked by high ivy-covered fences and with a palm tree adding an exotic flourish.

Outside and the bustle and amenities of Leyton High Road are just seven minutes away on foot. Transport links are handy and comprehensive; not only do you have Leytonstone High Road overground for the Gospel Oak to Barking line a mere twelve minute walk away, but Leyton tube station is an even closer nine minutes on foot, to whisk you into central London in less than half an hour door to door via the Central line. Here you're also just one stop away from Stratford for the myriad delights of the shopping mecca that is Westfield Stratford City.

#### WHAT ELSE?

- Parents will be pleased to know that you have a full twenty two primary/secondary schools in a one mile radius, all rated 'Good' or better by Ofsted. The 'Outstanding' Newport primary is five minutes' walk.
- The property comes chain free, so we can get you in with the minimum of hassle.
- Marmelo Kitchen is a highly-rated sustainable and ethical cafe on Francis Road with a whole host of vegan options and just a six minute stroll from your front door.



#### A WORD FROM THE OWNER...

"I have owned this property since 1998 and I bought the flat from a customer of mine who had the building for 50 years. This was my first property that I ever owned and what a property it is, we restored the flat a few years ago to a very high standard."

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