

Reception Room
13'1" x 11'4"

Bedroom
10'9" x 9'7"

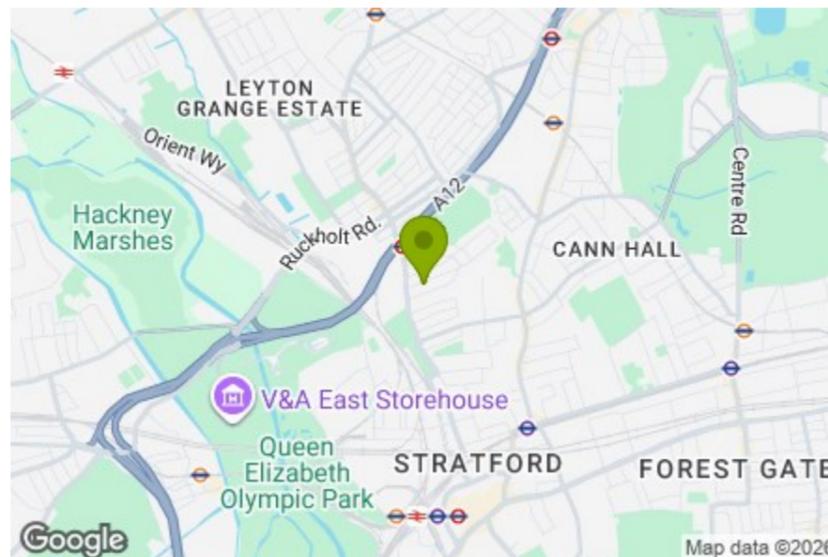
Bathroom

Kitchen
8'6" x 6'7"

Dining Room/ Bedroom
8'9" x 7'6"

Garden
36'1"

Total Area: 46.1 m² ... 497 ft²
All measurements are approximate and for display purposes only



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



MILLAIS ROAD, LEYTONSTONE

Offers In Excess Of £450,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Two Bedroom Period Conversion
- Ground Floor
- Private South Facing Garden
- Bright Bay Fronted Reception
- Original Features
- Modern Kitchen And Bathroom
- Moments from Leyton Tube
- Close to The East Village & Olympic Park
- Walking Distance to Maryland Elizabeth Line Station

A bright and characterful two bedroom ground floor period conversion, set on a quiet residential street in Leytonstone. With Drapers Field close by and Leyton Underground Station within easy walking distance, this is a well connected part of East London that still feels relaxed and neighbourly. Independent cafés, local shops and open green spaces are all close at hand, and you're also within short walking distance of the Olympic Park and Wanstead Flats, with Hackney Marshes and Victoria Park a little further away for longer weekend strolls.

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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 2222



IF YOU LIVED HERE.....

Your home begins with a bright bay fronted reception room, where high ceilings and original cornicing add a sense of character and openness. The large bay window brings in plenty of natural light, creating a warm and inviting living space with well judged proportions and room to both relax and entertain. Moving through the home, the bedrooms sit along the hallway, offering calm and well separated sleeping spaces. The bathroom has a clean, modern finish and features a walk in shower, designed with simplicity and everyday comfort in mind. To the rear, the kitchen has been thoughtfully arranged and finished with solid wood worktops, bringing warmth and texture to the space. Just beyond, a dining room offers a lovely setting for shared meals or relaxed evenings at home. Bifold doors open directly onto your private south facing garden, where a patio area and palm tree create a characterful outdoor spot for morning coffee or time with friends in the warmer months.

WHAT ELSE?

- Leyton Underground Station (Central line) is a short walk away, offering reliable and direct connections into the City and West End.
- Drapers Field is close by, a well loved local green space with open grass, tennis courts and space to unwind outdoors.
- Olympic Park and Wanstead Flats are both within short walking distance, with Hackney Marshes and Victoria Park a little further away for longer weekend walks.



A WORD FROM THE OWNER...

"We bought the flat as our first property. Moving from Hackney we wanted to remain close by and Leyton has proved to be a brilliant neighbourhood to move to.

We have refurbished the flat, creating a light, homely space that retains character whilst makes the most of the outside space and the sunny south-facing garden.

Being 5 mins from the central line makes us incredibly well connected and is great for commuting. The street itself has a calm nature, with loads of friendly faces! "

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