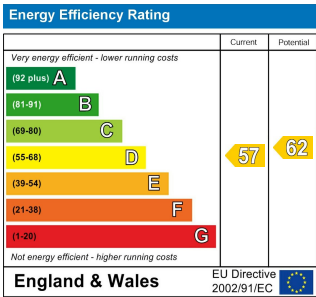
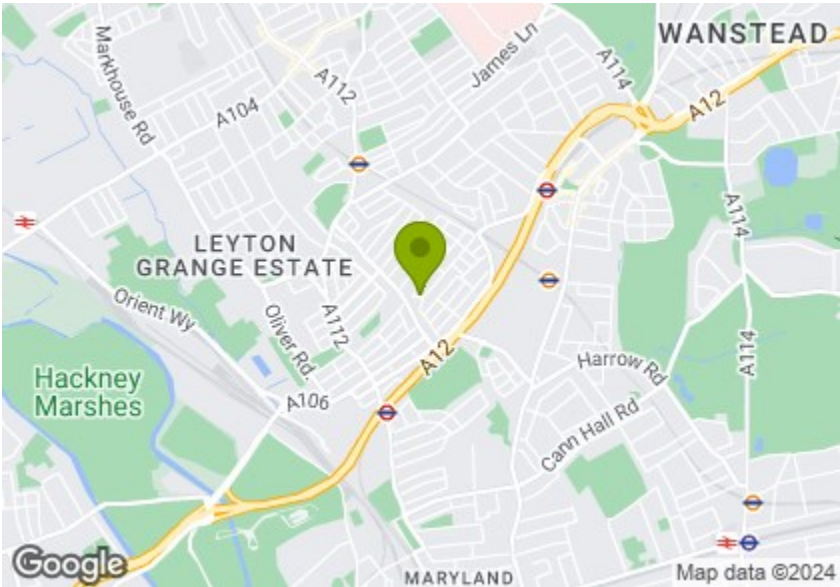




Total Area: 60.3 m² ... 649 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



RICHMOND ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Share of Freehold

2 Bed Apartment - Conversion

Features:

- Two Bedroom Ground Floor Flat
- Rear Garden with Patio Area and Lawn
- Bright Eat-In Kitchen
- Modern Bathroom
- High Ceilings
- Sash Windows
- Moments from Francis Road

A beautifully bright and spacious two bedroom apartment on the ground floor of a generous Victorian conversion just off our much-loved destination of Francis Road. You have a wealth of vintage style throughout, plus secluded rear garden.

You're well placed for transport links; Leytonstone tube station is just a half mile away on foot for direct fourteen minute runs to Liverpool Street. Putting the City well within a half hour door to door.



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IF YOU LIVED HERE...

You'll be enjoying a characterful blend of classic and contemporary Design & Decor throughout. Your front lounge totals a generous 135 square feet, with glossily restored original timber floorboards underfoot and a lovely period cast iron hearth and mantel taking centre stage, all bathed in natural light from that large bay window. Your first bedroom sits next door, a solid double with a similar set of original fixtures.

Your kitchen/diner, by contrast, is all clean, modern lines with sleek vertical letterbox splashbacks, timber counters and dove grey cabinetry. Step outside and your side return is a sheltered solace, blooming out into your garden proper where you have a lush lawn, thriving foliage and high timber fencing. Back inside and your rear bedroom's a charming affair in pastel mint, while your bathroom's sumptuously finished in white metro tiling.

Francis Road's famous range of independent cafes and stores attracts visitors from all over London and it's right at the end of your road. Just a few steps away for delightful meeting spots like Marmelo Kitchen, Albert & Francis or the Yardarm Wine Bar. One of

the area's best-loved gastropubs, The Northcote Arms, also sits on this famous street. Less than a quarter mile from your front door.

WHAT ELSE?

- If you have little ones you'll be pleased to know there are six 'Outstanding' primary schools less than a mile away on foot.
- The landscaped delights of Leyton's Coronation Gardens are less than a half mile away on foot anytime you fancy a delightful evening stroll. Sidmouth Park is closer still if you just want a run.
- Leyton Leisure Centre, ten minutes walk away, is ready to meet all your fitness goals with pools, a gym and exercise classes.



A WORD FROM THE OWNERS...

"We've loved living at 228 Richmond Road. It's been the perfect first home for us and we've really enjoyed making it our own. Everyone who visits comments on how cosy, calm and quiet it is here, especially given it's location in buzzy Leyton!

Living in Leyton has given us a great quality of life. We've made lots of local friends, especially with the birth of our little boy in 2019. We regularly take the central line into London's galleries and museums and when we need a break from it all, Epping Forest is just 15 minutes in the car, and Whitstable just over an hour.

There's a real community feel in Leyton, with lots of events taking place throughout the year. Our neighbours are great and we've enjoyed many a sunset drink in our front garden during the summer months! We've also enjoyed contributing to the upkeep of the Richmond Road pocket park.

We're really sorry to say goodbye 228 Richmond Road but hope that the new owner enjoys as many happy times here as we have."

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Side return
22'11" x 4'11"

Lounge
11'3" x 11'11"

Bedroom
11'4" x 11'9"

Storage

Storage



Kitchen/Diner
10'7" x 12'1"

Garden
44'3" x 8'8"

Storage

Bathroom
5'10" x 8'3"

Bedroom
6'11" x 11'0"



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