



## FAIRLOP ROAD, LEYTONSTONE

£2,350 Per Calendar Month  
 2 Bed Flat



### Features:

- Ground Floor Flat
- Open Plan Kitchen Reception
- Two Double Bedrooms
- Private Landscaped Garden
- Bright and Airy
- Basement for Plenty of Storage Space
- Recently Renovated
- Few Minutes Walk to Underground Station
- Off Street Parking for One Car

Spread across the ground floor of a striking period property in Upper Leytonstone, this two-bedroom apartment offers an exceptional sense of space, a generous private garden, cellar space and a beautiful balance of contemporary convenience and period charm. Hollow Ponds, at the edge of Epping Forest, is mere moments away, while Leytonstone station is a short stroll. Leyton, Wanstead and Bushwood are also within easy walking distance, providing a wealth of restaurants, stores, and green spaces.

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 0203 397 2222

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 0203 397 2222

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 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
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IF YOU LIVED HERE...

If you're not already familiar with this neighbourhood, it's easy to see why it's so highly sought-after. Tree-lined streets and its enviable position between the vibrant amenities of Leytonstone and the peaceful surroundings of Epping Forest make it a truly desirable location.

Inside - at the rear, light flows seamlessly through the open-plan kitchen/reception, thanks to the striking floor-to-ceiling glazing on two sides. The space is generous enough to accommodate an island, and is fitted with stylish units and high-spec integrated appliances, including a double oven. The elegant theme continues in the pristine bathroom, where tasteful black fittings and herringbone tiling complement the spacious shower.

Both bedrooms are immaculate, featuring charming fireplaces and column radiators. Outside, the garden is a major highlight, with two patio areas

designed to maximise sunshine. A pergola and a large lawn make this outdoor space a true extension of your living area during the warmer months.

As for the location, you've hit the jackpot. You're a short walk from the much-loved taqueria Homies on Donkeys (recently championed by TOPJAW) and buzzy new arrival FORNO, while the thriving Grove Green Road neighbourhood is a similar distance, offering further highlights such as the eclectic, multi-purpose Filly Brook.

You're also within easy reach of the desirable Bushwood area, home to more local favourites including the North Star, a welcoming pub renowned for its winning combination of Thai food and pizza.

Needs to escape further afield? Leytonstone tube is a short stroll, where you can nip into the West End in less than half an hour.



WHAT ELSE?

- As well as being close to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line.
- Despite the abundance of local amenities, there's a surprising amount of green space close by. Head south through the sought-after Bushwood area, known for its wide, tree-lined streets of handsome Victorian and Edwardian homes, and you'll reach Wanstead Flats. And of course, Hollow Ponds, at the edge of Epping Forest, is also within easy walking distance.
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident - is a short stroll. The excellent Arte e Pasta now operate the kitchen.

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**Bedroom**  
13'0" x 15'0"

**Bedroom**  
13'0" x 11'10"

**Bathroom**  
5'9" x 5'3"

**Kitchen / Lounge / Dining**  
11'9" x 27'5"



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