

Reception Room
11'6" x 10'4"

Storage

Bedroom
13'5" x 13'2"

Shower Room

WC

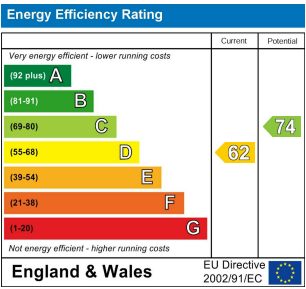
Reception Room
6'0" x 13'3"

Kitchen
6'6" x 13'0"

Garden
approx. 36'3" x 17'8"

Total Area: 47.1 m² ... 507 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.



LYTTON ROAD, LEYTONSTONE

£385,000 Share of Freehold
1 Bed Apartment - Conversion



Features:

- Victorian Conversion
- Share of Freehold
- One Double Bedroom
- Private Garden
- Good Decorative Order
- Upper Leytonstone
- Close to Leytonstone Station
- Chain Free
- Own Front Door

Set within a Victorian conversion, this one bedroom home comes with a share of freehold and the added benefit of a generously sized private garden. The interior is presented in excellent decorative order, with a finish that feels thoughtfully put together and consistently cared for. Offered chain free, it presents an attractive opportunity for a smooth and straightforward move. Positioned in Upper Leytonstone, it enjoys an established residential setting with Leytonstone Station close by, making it a strong choice for commuters. The presence of its own front door further enhances the sense of independence, rounding out a particularly inviting home.

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IF YOU LIVED HERE...

This is a home that feels quietly confident from the moment you step inside, with a sense of care running throughout. The kitchen sets the tone beautifully, finished in soft neutral cabinetry paired with warm wood worktops that add depth and character. A window overlooking the garden brings in plenty of daylight, while the arrangement feels thoughtful and well balanced, lending itself comfortably to both everyday routines and more sociable moments.

Alongside, the dining area enjoys a lovely relationship with the outdoors, opening directly onto the garden through glazed doors. A skylight overhead adds another layer of natural illumination, while timber flooring grounds the room with warmth. It's a setting that invites you to linger at the table, helped by the gentle connection between indoors and out.

Beyond the doors, the garden extends away from the house with a generous sweep of lawn, bordered by raised decking that works well for outdoor dining or relaxed seating.

Returning inside, the reception room offers a welcoming retreat, with soft tones creating an inviting atmosphere that flows naturally into the rest of the home. There's a comfortable sense of depth here, making it a pleasing place to spend time at

different points of the day. The bedroom continues this sense of balance, with a bay window fitted with shutters, pale finishes and warm flooring combining to create a refined, restful setting.

Wrapped in glossy white tiling, the ensuite shower room has a contemporary, well-considered feel, finished with an overhead rain shower. A separate WC echoes the same detailing, neatly finished and in keeping with the home's character.

The surrounding neighbourhood has a lively, established feel, with Leytonstone High Road offering a strong mix of independent shops, cafés and everyday conveniences. Favourite local spots include The Wild Goose Bakery for coffee and pastries, Bocca Bocca for relaxed Italian dining, and The Red Lion, a long-standing pub with a welcoming atmosphere. Close by, the Railway Arches add another layer of character, home to Gravity Well Taproom with rotating craft beers, alongside a mix of independent traders and creative studios. For a change of pace, Leyton Flats offer wide greenery, with expansive views, winding paths and a sense of freedom well suited to longer walks outdoors.

WHAT ELSE?

Well connected for travel across London, the area is served by Leytonstone Station, reached in 12 minutes on foot, offering swift links into the City and West End. Leyton



A WORD FROM THE EXPERT..

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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