

Bedroom
12'0" x 8'11"

Bedroom
12'2" x 8'11"

Bathroom

Kitchen / Reception Room
22'7" x 16'3"

Total Area: 73.3 m² ... 789 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	72



FAIRLOP ROAD, LEYTONSTONE

Offers In The Region Of £415,000 Share of Freehold



Features:

- Split Level Converted Flat
- Two Double Bedrooms
- Newly Fitted Bathroom
- Open Plan Kitchen / Reception
- Modern Decor
- Moments To Leytonstone Station
- Chain Free
- Lease Years Remaining 80 - To Be Extended To 999 Years On Completion At Current Owners Cost
- Annual Service Charge £2800 - Temporary Raise - First Years Service Charge To Be Covered By Current Owner

An impeccably appointed, smart and bright two bedroom flat, arranged over the top two floors of a substantial Victorian end of terrace townhouse, and all sat just moments from Leytonstone central line station and the High Road.

Pristinely finished throughout, including a brand new fitted bathroom, this wonderful apartment is available now.

REQUEST A VIEWING
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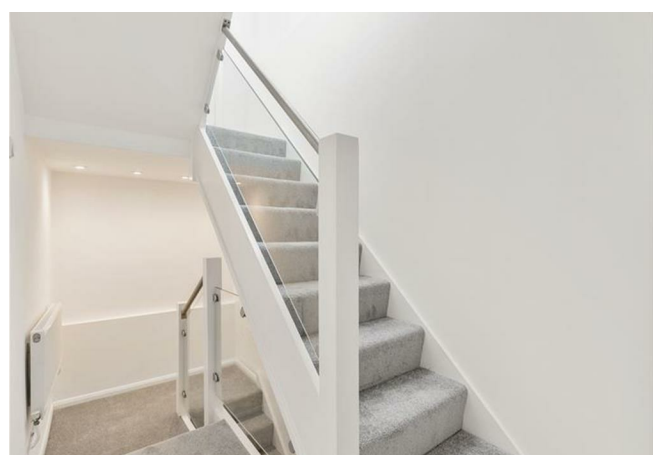
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IF YOU LIVED HERE...

You'll be enjoying the intriguing layout, with the your open plan lounge/kitchen occupying the entire top floor. Dual aspect and totalling around 350 square feet of skylit sociable space, this is the perfect spot for welcoming friends and family alike. Rich dark timber cabinets sit in the kitchen corner, with slate grey vinyl giving way to soft dove grey carpet in the lounge area.

Head down your skylit staircase and you have your bedrooms, twin doubles of 110 square feet apiece. Finished in more of that pristine white and soft grey palette, each sleeper promises peace and tranquillity. Finally your brand new fitted bathroom completes the property, with a shower over the designer tub and large format tiling up to the ceiling.

Outside and it really is just two short minutes on foot to Leytonstone tube. Sat on the central line in zone three, from here it's a mere fourteen minutes to Liverpool Street, putting the City barely a quarter hour away hour door to door. Heading to the West

End? Tottenham Court Road is just nine minutes further, while if you're staying local, then the destination social hub of Francis Road is less than fifteen minutes walk.

WHAT ELSE?

- Leytonstone High Road is just a few minutes past the station, for a whole host of stores, cafes, bars and other amenities. Be sure to explore longstanding local institution The Red Lion Public House, Ballroom & Hotel.
- You're just two stops and five minutes from Stratford, for all the shopping and leisure delights of Westfield.
- The wild wide open green spaces of Bushwood and Wanstead Heath are just over a half mile on foot anytime you want to get back to nature. You'll forget you're in London.



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life.

Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history.

With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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