

Reception room
12'5" x 14'0"

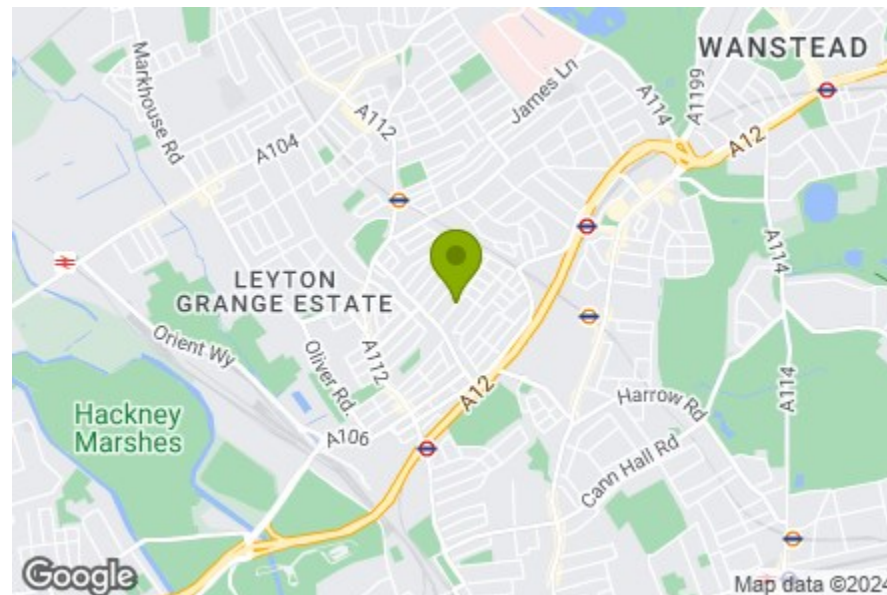
Bedroom
12'5" x 11'11"

Kitchen
11'4" x 13'9"

Garden
62'4"

Bedroom
7'3" x 8'6"

Bathroom



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	



NEWPORT ROAD, LEYTON

Offers In Excess Of £499,995 Freehold
2 Bed Maisonette



Features:

- Two Bedrooms
- Ground Floor Abrahams Apartment
- Immaculately Presented
- Kitchen Diner
- Private Rear Garden
- Beautiful Wooden Flooring
- Share of Freehold
- Next to Francis Road

This stylishly designed two-bedroom maisonette is a fantastic find thanks to its striking features, private garden, separate reception room and dine-in kitchen, and impressive location in one of the most sought-after parts of E10.

The fact that Newport Road is a peaceful street means you'll be surrounded by some brilliant perks while still being able to enjoy a calm environment. What's more, Leyton tube is around 12 minutes away on foot, so you can easily nip into central London.

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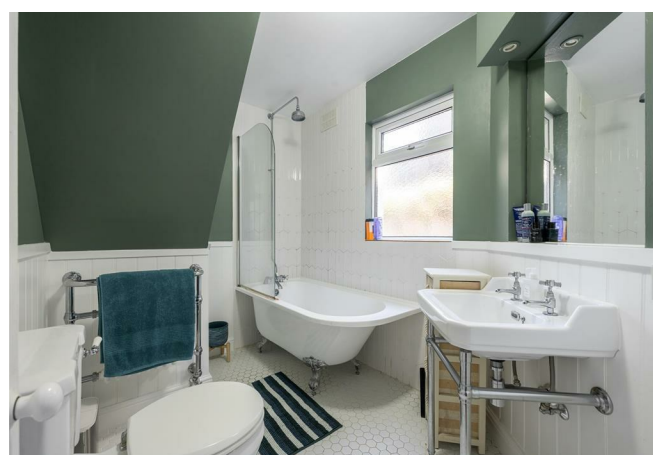
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IF YOU LIVED HERE...

You'll be relaxing with friends and family in your 175 square foot lounge, with a wealth of natural light bouncing off pastel pink walls and striking timber floorboards, while the working wood burner in the chimney breast serves as a fine focal point. Next door and your principal bedroom comes in at a generous 150 square feet, home to a vintage fireplace and built-in storage, all dressed in light pistachio hues.

Continue through and the dine-in kitchen will be your next port of call, with a white chevron-tiled backsplash, Belfast sink and under-lit light grey cabinets providing sublime designer touches. It all opens out to your sixty foot private garden where a stretch of patio leads to lawn and beds, ending in a raised timber deck and charming shed. Back inside and bedroom two is a generous single with a garden view and built-in storage. Finally, the bathroom is a dream, with vintage style fittings such as the gorgeous washstand basin and clawfoot bathtub with shower overhead.

Just beyond your front door, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent book shop Phlox, with much more in between.

In the other direction the Grove Green Road area has been buzzing with activity for a

few years and is now a hangout in its own right. The Filly Brook, Heathcote & Star and Northcote there and sure to become faves.

Walk 20 minutes south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there.

WHAT ELSE?

- Leyton underground station is a mere 12 minutes on foot and will whisk you directly to Liverpool Street in just eleven minutes (and another nine for Tottenham Court Road) via the Central line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a similar walk away.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short stroll walk away.
- Drivers are around ten minutes from the North Circular.



A WORD FROM THE OWNER...

"Living on Newport Road in Leyton has been a wonderful experience. The house itself has been a comfortable and welcoming home, but what truly sets it apart is the fantastic community and our brilliant neighbors. There's a strong sense of camaraderie here, with everyone looking out for one another and coming together for various neighborhood events. The local amenities have been a significant part of our daily life. We've enjoyed leisurely walks and cycle rides through nearby parks, which are perfect for a weekend outing or a quick break from the hustle and bustle. The area also boasts some charming cafes where we've spent countless afternoons enjoying coffee and pastries. Overall, Newport Road offers a unique blend of community spirit and convenience that we have cherished during our time here. It's a place where neighbors become friends, and the local amenities make everyday living enjoyable and enriching."

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