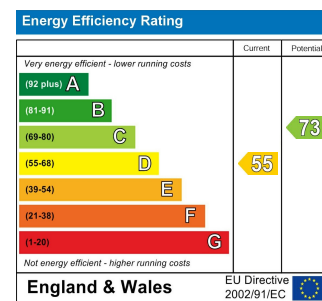




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



VICARAGE ROAD, LEYTON

Offers In Excess Of £625,000 Leasehold 3 Bed Apartment - Conversion



Features:

- Three Bedrooms
- First Floor Victorian Conversion
- Split Level
- Sole Use Rear Garden
- Immaculately Presented
- High Ceilings
- Short Walking Distance to Leyton Midland Road Station
- Private Front Door

A characterful and colourful three bedroom, two bathroom semi-detached Victorian conversion, blending modern elegance and vintage charm across two storeys. A garden and nearby parks make this perfect for a young family and nature lovers.

You're just a thirteen minute walk from Leyton Midland Road station and local favourites such as Gravity Well Taproom and Perky Blenders. So much at your doorstep.

REQUEST A VIEWING
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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

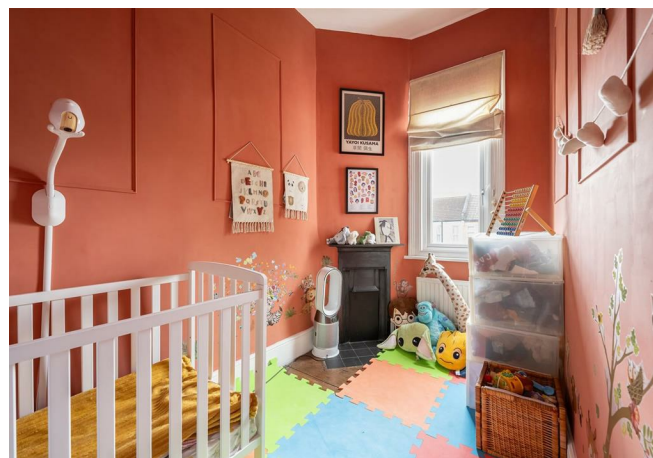
E8, E9, E5, N16, E3 & E2
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New Homes
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IF YOU LIVED HERE...

Enter through your private front door, and head upstairs for your 210 square foot reception area, with the centrepiece being a timeless, vintage fireplace. Original, restored hardwood flooring flows underfoot, and elegant white crown moulding runs overhead. Moving into your bright kitchen, the open design allows for seamless entertaining. Rich timber worktops, a white tiled backsplash, and a classic Belfast sink add still more character. Your first floor is completed by two colourful bedrooms, one ideal for a home office. A mint green family bathroom is home to a sumptuous, freestanding tub.

Upstairs, your master loft suite is truly impressive, exuding vintage charm and airy, open ambiance. Spanning 475 square feet, this luminous space features high vaulted ceilings with original timber beams meticulously restored to their original state, complemented by dual aspect windows that flood the room with natural light. The exposed brick fireplace adds another touch of authentic character. The en suite bathroom is equally impressive, featuring a walk-in shower and a skylight, filling the further space with light. An ideal blend of vintage allure and contemporary character, and a perfectly peaceful retreat within your new home.

It's all located on a quiet street in our friendly community, perfectly situated near lush Leyton Manor Park and tranquil Jack Cornwell Park, both around five minutes' walk from your doorstep. You'll also find Leyton County Cricket Ground, Pause - Yoga and Pilates Studio, and Leyton Leisure Centre all within easy reach. The substantial thoroughfare of Lea Bridge Road is just moments away, for all your day to day amenities, and you have new local favourites, such as Patchworks creative space and Blondies Brewery, just a short walk away.

WHAT ELSE?

- Families will be delighted by the sole use garden, perfect for children, entertaining guests and creating the ideal outdoor living space, all in privacy.
- Transport links are excellent. Your nearest station is Leyton Midland Road, servicing the Gospel Oak to Barking line, and bus stops are abundant. Cycling paths are also plentiful, further enhancing the appeal for those seeking to stay fit and get outdoors.
- Parents will be happy to know that within a mile, there are over fifteen local primary schools that have been rated as 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNER...

"We have loved living in our home for the past 8 years. We started as 2 of us - plus our cat! - and a couple years ago we were delighted to welcome our new baby. The home benefits from lots of natural light and the proportions of the property are very large, especially the master bedroom. Our young son also loves spending time on his trampoline in our secluded, private garden. It's the ideal home for a couple, or a young family. The street is quiet and very safe, with wonderful neighbours who have become like family. The neighbourhood has fantastic schools, as well as a vibrant welcoming community. We'll be very sad to leave Vicarage Road, but we're only just moving round the corner - as we plan to grow our family!"

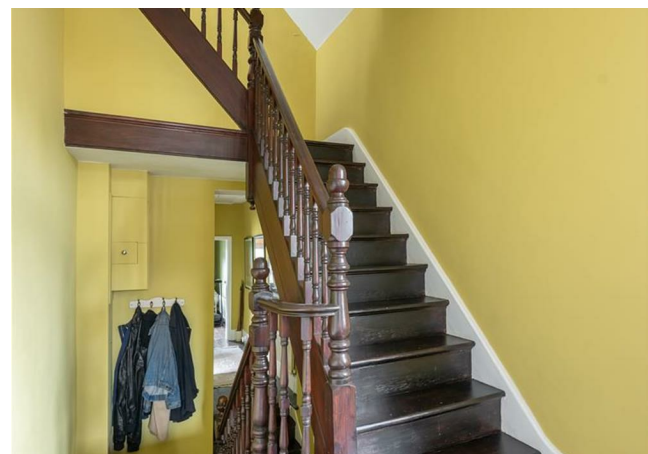
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Reception
12'2" x 17'3"

Bedroom
9'11" x 10'5"

Kitchen
11'1" x 12'4"

Bedroom
17'8" x 27'1"

Bedroom
5'11" x 10'5"

Ensuite
3'10" x 12'3"

Bathroom
6'0" x 11'11"

Garden



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