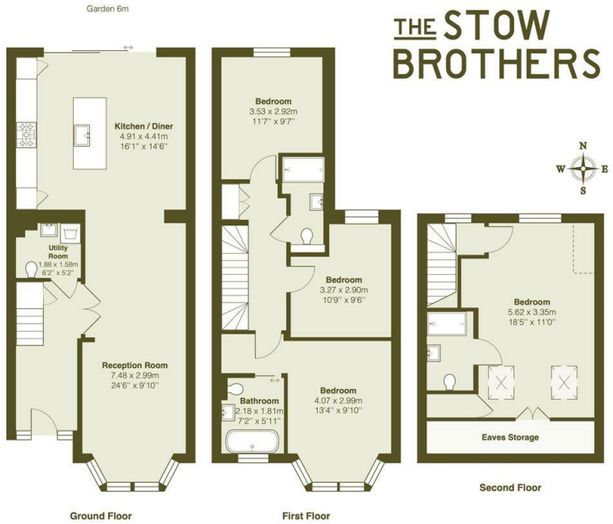


Total Area: 132.1 m² ... 1421 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

Reception Room
24'6" x 9'9"

Kitchen / Diner
16'1" x 14'5"

Utility Room
6'2" x 5'2"

Bathroom
7'1" x 5'11"

Bedroom
13'4" x 9'9"

Bedroom
10'8" x 9'6"

Shower Room

Bedroom
11'6" x 9'6"

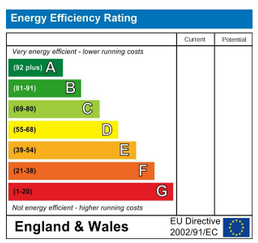
Bedroom
18'5" x 10'11"

Ensuite

Eaves Storage

Garden
19'8"





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
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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KINGS ROAD, LONDON

Offers In Excess Of £1,250,000 Freehold

4 Bed House - Detached

Features:

- BRAND NEW FOUR BEDROOM HOUSE
- Detached
- Bespoke Kitchen
- Desirable Upper Leytonstone Location
- Driveway plus EV Charging Point
- Reclaimed London Stock Brick Elevations
- Timber Framed Sash Windows
- Bi-Fold Doors to Garden
- Short walk to Wanstead Park, Wanstead Flats and Hollow Ponds
- Ten Minute Walk to Leytonstone Station

Set in a desirable Upper Leytonstone location, this modern four-bedroom detached freehold home combines reclaimed London stock brickwork with beautifully finished contemporary interiors. With a private driveway, EV charging point and garden, it offers generous space for everyday living, while Leytonstone Station, Hollow Ponds and the open green spaces of Wanstead Flats are all within easy reach.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

Step inside and you'll find a spacious reception room at the front, where a wide bay window, timber-framed sash windows and soft neutral tones create a bright, welcoming space. The separate kitchen and dining room sits at the rear, with a bespoke kitchen featuring warm wood cabinetry, a range cooker, pale worktops and a central island providing plenty of room for cooking and gathering. Skylights draw in additional daylight, while wide bi-fold doors open directly onto the private garden, making the space feel connected to the outdoors. A separate utility room with WC completes the ground floor.

Upstairs, the first floor offers three bedrooms, including the main bedroom with its own generous en-suite shower room. Each bedroom has a calm, neutral finish and plenty of flexibility for family life, guests or working from home. There's also a contemporary family bathroom with a bath and shower overhead.

The second floor is dedicated to a generous fourth bedroom, with skylights, its own shower room and useful eaves storage. Outside, the private garden features a paved terrace enclosed by timber fencing, offering space for outdoor dining and relaxing. To the front, the reclaimed London stock brick elevations and traditional sash windows give the home a distinctive character, complemented by the convenience of off-street parking and an EV charging point.

WHAT ELSE?...

- Leytonstone Underground Station is around a ten-minute walk away, offering Central line connections towards Stratford, the City and central London.

- Hollow Ponds, Wanstead Flats and Wanstead Park are all close by, offering woodland walks, open green spaces and plenty of opportunities to enjoy the outdoors.

- Leytonstone High Road is within easy reach, with independent cafés, restaurants and local favourites including Homies on Donkeys and the Leytonstone Tavern.



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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