

## CAPWORTH STREET, LEYTON

### Offers In Excess Of £350,000 Leasehold 1 Bed Apartment - Purpose Built



#### Features:

- One Bedroom
- First Floor Apartment
- Beautifully Presented Throughout
- Eat in Kitchen
- Short Walk to Leyton Jubilee Park
- Naturally Bright

A bright and beautiful one bedroom end of terrace apartment on the first floor of a Victorian terrace. You're in our Leyton Grange Estate here, with go-to spot Francis Road, natural havens and superb transport links all close by.

You're a seventeen minute walk from Lea Bridge station, where trains will whisk you to Tottenham Hale (great for the speedy Victoria line!) in six minutes or Stratford in twenty. Or it's fifteen minutes on foot to Leyton Midland Road overground, where it's easy to head to Southend-on-Sea via Barking.

**REQUEST A VIEWING**  
0203 397 9797

**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
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**E18 & IG8**  
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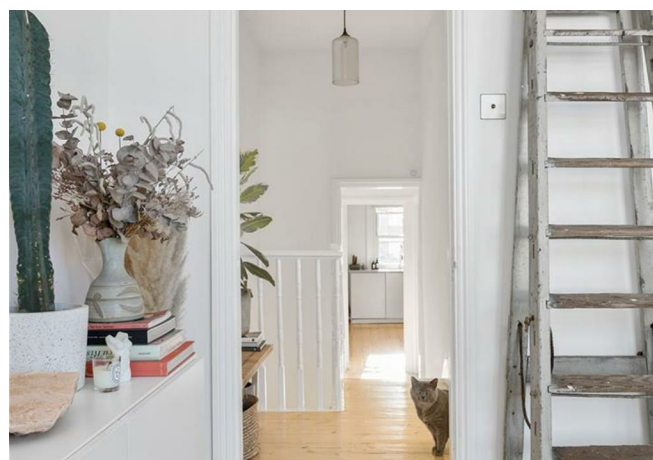
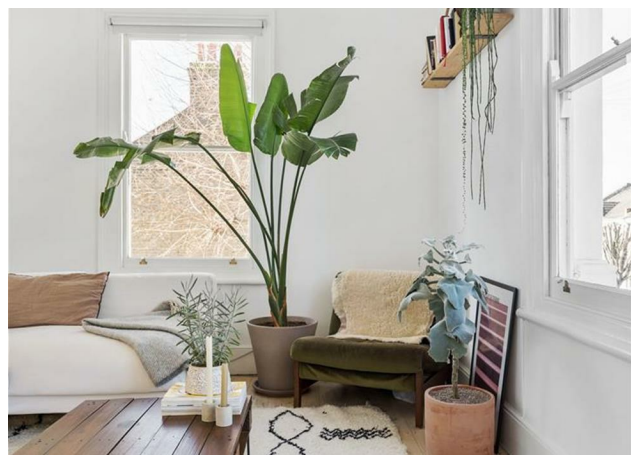
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### IF YOU LIVED HERE...

You'll be reclining in your sublime dual aspect 180 square foot lounge with leafy views, gorgeous natural timber floorboards and pristine white walls bouncing natural light throughout the space. Next door and your bedroom is a generous double of 135 square feet with a view over the garden and the plushiest of carpets underfoot. An inviting space all year round.

Through the hallway, past lots of handy storage, is your bathroom - exquisite in gleaming white letterbox tiles, a contemporary white suite, chevron tiled backsplash to a floating sink and geometric flooring. Lastly, your eat-in kitchen sits next door and is another tempting proposition. South-facing and a substantial 125 square feet, a rustic pale terracotta statement wall accentuates the earthy tones throughout the property. A superlative hosting spot.

Outside and an eight minute walk will see you in the pleasing green space of Leyton Jubilee Park, where recent addition Feel Good Too Sports Centre will help you achieve all your fitness goals. Or ten minutes on a bike and you can be exploring the Lea itself, from Hackney Marshes to Hackney Wick or Springfield Park

to Tottenham Marshes. On more leisurely days a fifteen minute stroll will see you at Francis Road for a heady choice of independent cafes, shops and bars jostling for attention on this part-pedestrianised street. Sample the delicacies on offer at ever-popular Marmelo Kitchen and Albert & Francis before picking up something sweet at innovative Viennoiserie Morny Bakehouse.

### WHAT ELSE?

- All the 2012 legacy delights of the Queen Elizabeth Olympic Park are an eight minute cycle away. Stroll through the greenery and you come to the gargantuan shopping mecca that is Westfield Stratford City.

- For your new local may we suggest the Hare & Hounds? It's a gloriously refurbished gastropub with lots of exposed brick, delicious food and a huge lion's head adorning one wall. Less than half a mile on foot.

- Closer still is our new arrival Patchworks, a mere four minute walk around the corner. This former factory has been transformed into an Instagrammable cafe, bar, art gallery and music venue serving up an array of wares from local entrepreneurs.



### A WORD FROM THE OWNER...

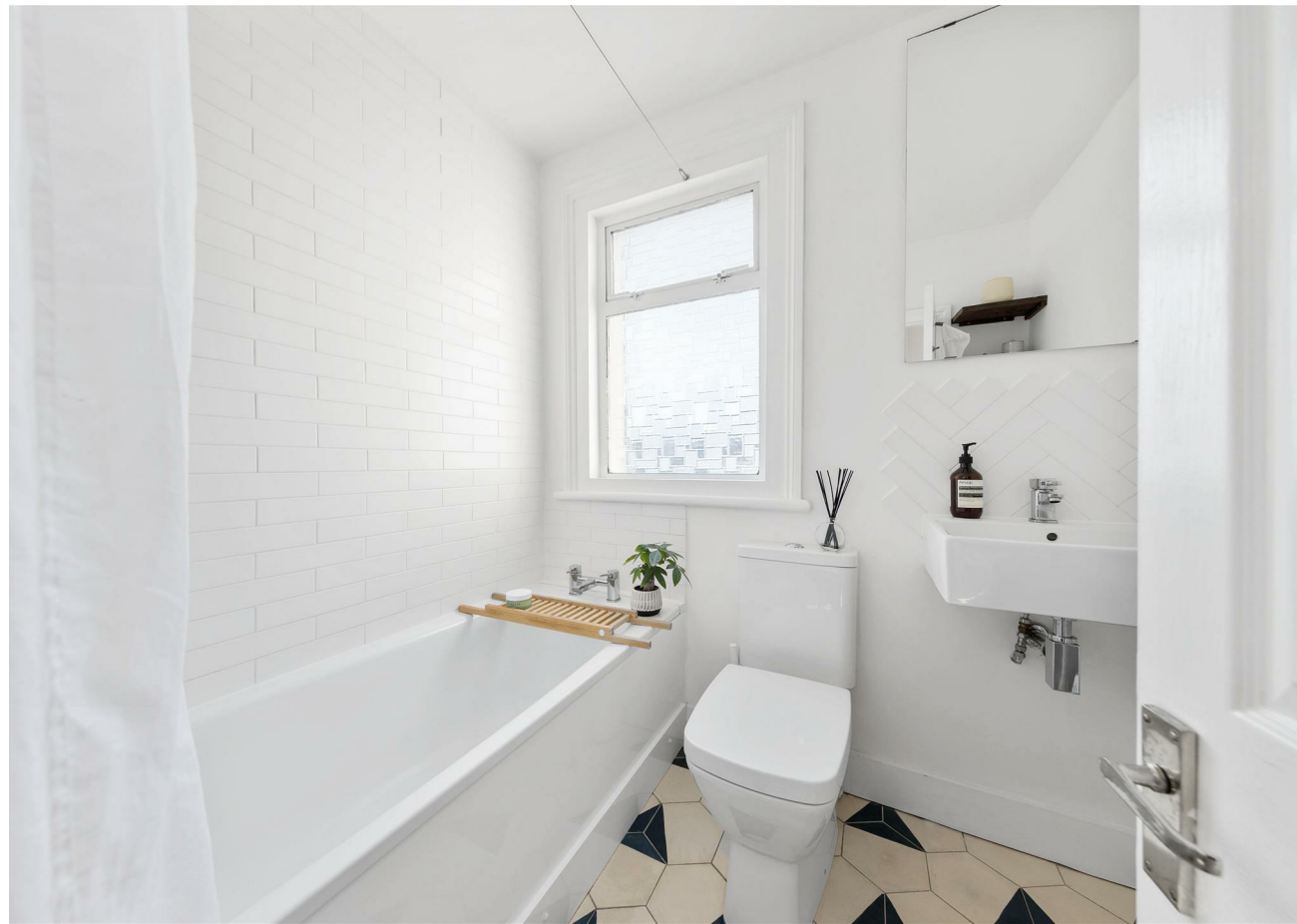
"We have loved living in the property. What originally sold it for us was the well proportioned rooms and the light that flows throughout. We've enjoyed many evenings with the beautiful sunlight in the living room and will miss the space.

The flat is in an amazing location, so close to Hackney Wick and benefits from multiple green spaces all within walking distance. There is no shortage of cycle routes too, making it perfect for off road commuting.

The neighbours are great with a real sense of community - there's even a street whatsapp group!"

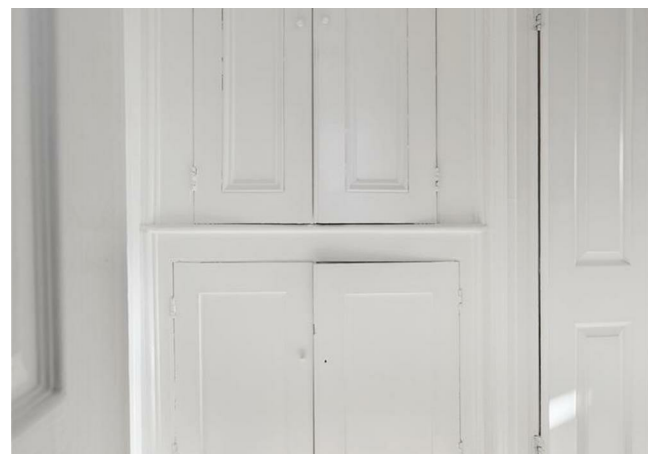
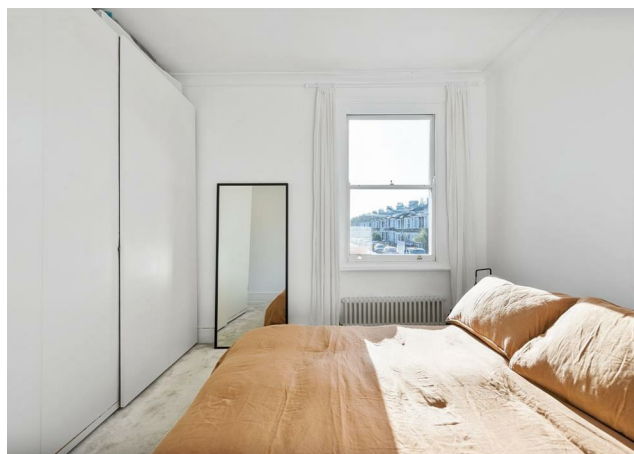
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**Reception room**

16'9" x 11'2"

**Bedroom**

11'8" x 11'4"

**Bathroom**

7'0" x 5'5"

**Kitchen/Diner**

11'8" x 10'9"



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