



Kitchen / Lounge / Diner
13'10" x 32'6"

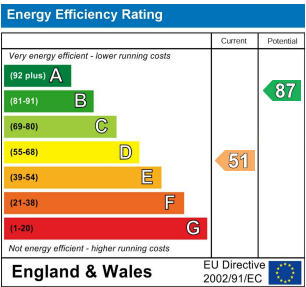
Bathroom
10'4" x 4'11"

Garden
6'0" x 17'8"

Bedroom
7'3" x 17'0"

Bedroom
9'5" x 10'7"

Total Area (Excluding Garden): 76.2 m² ... 820 ft²
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.



KNOTTS GREEN MEWS, LEYTON

Offers In Excess Of £425,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedroom Flat
- Split Level
- Private Garden
- Well Presented
- Open Plan Kitchen Living Area
- Chain Free
- Lease Years Remaining - 994

Benefiting from easy access to Leyton, Leytonstone and Walthamstow, this two-bedroom apartment sits in a fantastic spot near the greenery of Hollow Ponds as well as lively urban action.

Split over two floors, highlights include the vast open plan living space, large garden, modern bathroom, smart decor, not to mention the fact that it's on the market chain-free.

REQUEST A VIEWING
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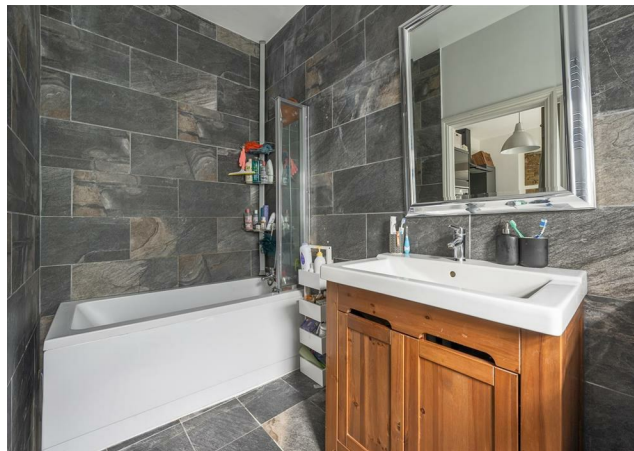
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IF YOU LIVED HERE...

With Walthamstow Village to the north, Leyton to the south and Hollow Ponds to the east, you can walk in almost any direction and find somewhere interesting to explore, ranging from award-winning eateries to nature trails. And you've got plenty of space to enjoy at home, too...

The spacious living area is perfectly minimalist, ready for you to enjoy as it is or with your own added touches. The adjoining kitchen is spacious with plenty of natural light, as well as smart fittings and a breakfast bar. You'll enjoy having direct access to the thoughtfully designed garden area here too, especially when the sun is shining.

The bathroom is just as modern as the kitchen, with plumbing for utilities. Upstairs, the bedrooms have more of that considered decor, too.

If you need to escape beyond the area, you can reach Leyton

Midland Road in just 12 minutes, where the Overground runs between Gospel Oak and Barking line, allowing easy interchange to the tube network. Buses are also plentiful, with routes running on Lea Bridge Road and Leyton High Road. Walthamstow Central is only one miles away for the excellent Victoria line. In the area you'll find some brilliant amenities, including the wonderful eateries found around Hoe St, plus E17's beloved Lloyd Park just a little further north.

WHAT ELSE?

- You've got a choice of great local pubs in nearly all directions, including the buzzing William The Fourth on the Leyton High Road (seven mins), the award-winning Castle in Walthamstow Village (eight mins) and the charming Sir Alfred Hitchcock Hotel on the edge of Hollow Ponds (25 mins).
- 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 walk away.
- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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