

Bedroom  
17'8" x 11'8"

Kitchen/Lounge/Diner  
9'10" x 28'9"

Bedroom  
10'9" x 9'8"

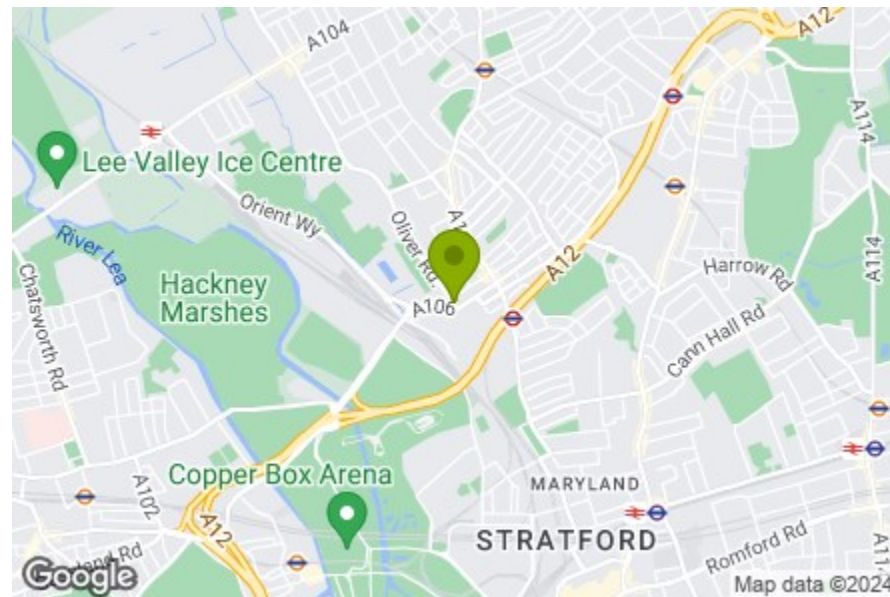
Bathroom  
6'5" x 9'4"

Storage

Balcony  
21'4" x 8'0"

Total Area (Excluding Balcony): 80.6 m<sup>2</sup> - 868 ft<sup>2</sup>

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 here have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	

## RUCKHOLT ROAD, LEYTON

### Offers In Excess Of £450,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedrooms
- Modern Build
- Well Presented
- Chain-free
- Short waking distance to Leyton Tube Station
- Private Balcony
- City Views

This luxurious and spacious two bedroom apartment on the fifth floor of a contemporary development in the heart of Leyton has a balcony and exceptional, panoramic views of central London and Leytonstone. It's also in an excellent location close to local shops and the tube stations and within a mile of the Olympic Park and Westfield shopping centre.

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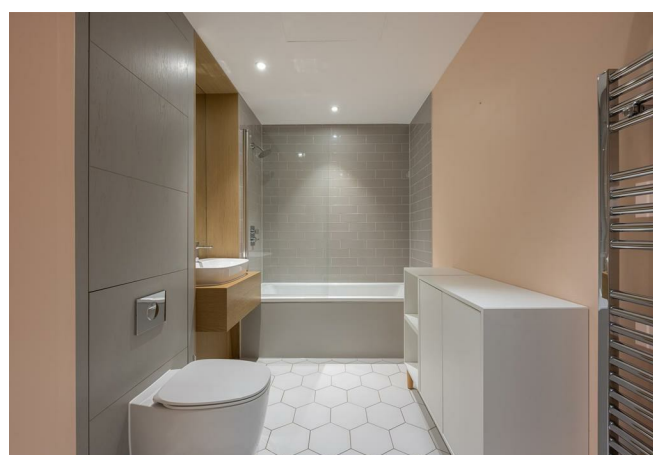
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#### IF YOU LIVED HERE...

You'd be all set for easy living, with a smart, purpose built apartment with easy access to shops, the tube station, and green spaces. You'd have plenty of space to spread out, with 868 square feet of living space and a 175 sq ft balcony. The apartment entrance is on the fourth floor, where you'll find a walk-in store and stairs up to the large fifth floor landing. This large central space has a utility storage cupboard with a washer and dryer machine included and doors to all rooms.

The largest room is the huge open plan living space. At almost 29 ft long, this has ample space for a lounge area, dining space and kitchen. The kitchen has pale grey handleless cabinets with discreet integrated appliances. Large picture windows are velux with integrated blinds, framing the spectacular views, and a glazed door opens onto the balcony.

The main bedroom measures approximately 18 ft by 12 ft. This has a fitted wardrobe and two sunny, south-facing windows with. The second double bedroom, which also has a fitted wardrobe, also has a door to the balcony. The spa-like bathroom is spacious and fitted with a bath (with a shower and glass screen), a washbasin within a mirrored unit, and a wall hung WC. The decor is in subtle earthy tones, with complementary hexagonal and metro tiling.

With space for a dining table, loungers and more, the decked balcony is the perfect place to relax or entertain with far-reaching views across the capital and down to the

gardens below. The apartment has mainly white décor that emphasises the light and airy ambience, with engineered wood floors in the hall and living room, and carpeted bedrooms. This popular modern development is set in landscaped communal gardens with areas of lawn, planting, paving, and seating, and has a concierge service and secure cycle storage.

#### WHAT ELSE?

- Everything you need is within easy walking distance, including the shops of central Leyton which are a mere five minutes away. Westfield Stratford shopping centre and the Olympic Park are easily accessible - both are within a mile of the development.
- It's just an eight minute walk to Leyton tube station, which has fast Central Line journeys to Stratford, the City, and the West End.
- You're close to lots of great green spaces, just a couple of minutes' walk from Coronation Gardens, and ten minutes from Leyton Jubilee Park and the extensive Hackney Marshes.



#### A WORD FROM THE OWNER...

"We moved to Leyton back in 2016, not knowing much about the area but having fallen in love with the flat and its incredible views over London. On a clear day you can see as far as the Shard and the London Eye, and on the other side of the flat, views of Leytonstone and beyond. I highly recommend staying in on fireworks night! The flat is light, bright and airy, and a perfect place to entertain - especially in the summer on the terrace. There's a real community feel at Rookery Court too with friendly neighbours and a fantastic concierge team. Leyton Underground station (Central Line) is only a short walk away, with Liverpool Street less than 15mins by tube. Leyton also has a lot to offer; there's loads of local shops and restaurants (Deeney's toasties are the best!), there's an Asda supermarket conveniently just 5 mins walk away and some really lovely cafes and wine bars on Francis Road (Yardarm and Marmelo being firm favourites). But better still, you also have the Olympic Park and Hackney Marshes right on your doorstep; perfect for kids and for hanging out with family and friends, great for practising all types of sports and perfect for those easy Sunday afternoon walks."

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