

Total Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
17'2" x 11'10"

Bedroom  
10'11" x 12'7"

Bathroom  
6'9" x 5'3"

Kitchen  
6'9" x 9'5"

Bedroom  
10'0" x 9'4"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	64 73
(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	



## LEA BRIDGE ROAD, LEYTON

Offers In Excess Of £400,000 Leasehold  
2 Bed Apartment



### Features:

- First Floor Flat
- Two Bedrooms
- Well Presented
- Original Features
- Walking Distance to Leyton Midland Road
- Close Proximity to Walthamstow village

Situated in a great spot between the fantastic amenities of Walthamstow Village and Leyton, as well as the greenery of Hollow Ponds, this two-bedroom apartment is an excellent find for nature lovers and urbanites alike.

Well presented throughout, highlights include the separate reception and kitchen, modern bathroom, original features and large amount of natural light courtesy of the large first floor windows.

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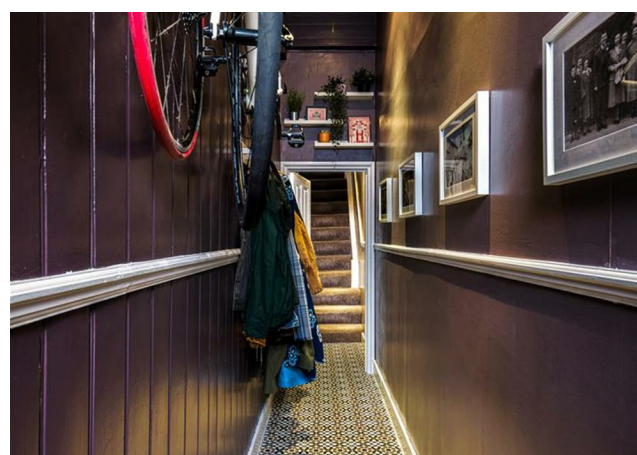
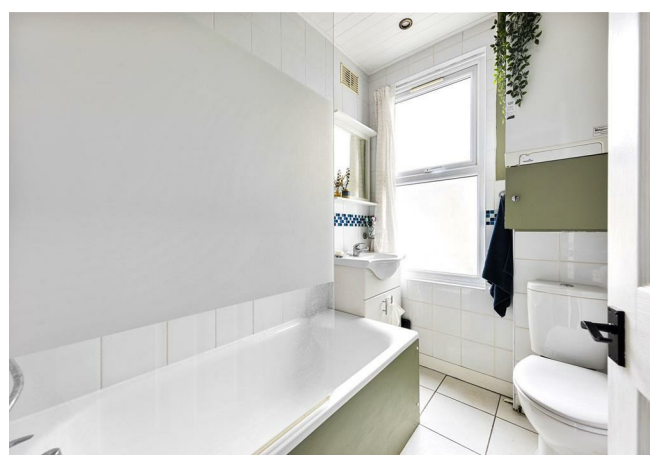
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**IF YOU LIVED HERE...**

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, but let's start with the view from home...

Your front reception room is bright and spacious, with cheery wallpaper and an ornate picture rail to bring a bit of period charm. The kitchen and bathroom are both smart and modern, while the bedrooms are bright and spacious. This whole space comes to over 777 square foot, so you can enjoy spreading out as you settle in. The smart finish will make unpacking all the more rewarding.

As for the area beyond, you're only 10 minutes from Hollow Ponds, at the tip of Epping Forest, where you'll find nature trails and also a boating lake. The delights of Walthamstow Village are a similar distance north - grab a takeout from the lovely coffee shop Hucks on the way and enjoy it while people watching in the quaint village square.

Or head down towards Leyton Midland Road arches where you've got some buzzy new choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom.

Looking for public transport options? 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 18 mins away for the excellent Victoria line too.

**WHAT ELSE?**

- You've got a choice of great local pubs in nearly all directions, including the bustling William The Fourth on the Leyton High Road (eight mins), the award-winning Castle in Walthamstow Village (six mins) and the Lord Raglan (ten mins) with its fantastic curry menu.

- 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. After something a bit fancy? 'London's poshest Spar' (according to the Evening Standard) can be found in the village, with a brilliant selection of deli items.

- A mere minute away on foot you'll find a brilliant new addition to Lea Bridge Road, Kirin - a Japanese restaurant with a sushi bar inside. Perfect for date nights.



**A WORD FROM THE OWNER...**

"We've given this flat a lot of love over the 7 years that we've lived here, and it's given us a lot back. It's conveniently located near the best of everything - a 12 minute walk from Walthamstow Central, 9 minutes from Orford Road and Walthamstow Village, and just a few steps away from buses to Oxford Circus, Hackney, Tottenham and Stratford. We're also close to Tesco and the shops and cafes of Hoe Street and Bakers Arms, and 13 minutes from the Overground at Leyton Midland Road. It's the best possible base for exploring East London! Our favourite local haunts include Abbott's Park, Bromley's Cafe and Deli and The Nag's Head. We're also blessed with some fantastic local takeaways - The High Fry Fish Bar around the corner on Leyton High Road is a local institution which we will miss!"

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