

Total Area: 53.0 m² ... 571 ft²
All measurements are approximate and for display purposes only

Reception Room
15'11" x 10'11"

Bedroom
10'4" x 10'11"

Bathroom
6'5" x 6'5"

Kitchen
10'2" x 11'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		69	80
		EU Directive 2002/91/EC	



CANTERBURY ROAD, LEYTON

Guide Price £350,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom
- First Floor Victorian Apartment
- Well Presented
- Kitchen Diner
- Spacious Reception Room
- Close to Leyton Midland Station

GUIDE PRICE £350,000-£375,000

Set on the first floor of a Victorian property, this stylishly designed one-bedroom apartment is located in a fantastic spot near the greenery of Hollow Ponds, but also within easy reach of the buzzing amenities found around Leyton, Leytonstone and Walthamstow.

As well as the great neighbourhood, highlights include the beautiful colour palette, period features, abundance of natural light and and separate large reception room and dine-in kitchen.

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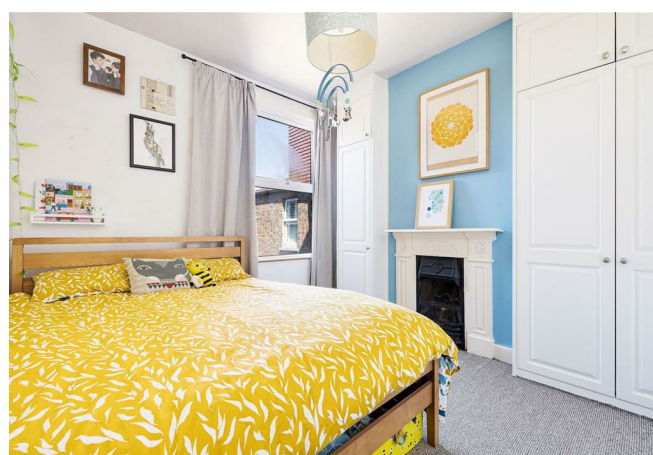
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REQUEST A VIEWING
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IF YOU LIVED HERE...

Surrounded by the perks of Walthamstow Village, Leyton, and Hollow Ponds to the east, you can wander in almost any direction and find a place of interest, ranging from award-winning eateries to nature trails. But when you're at home, your favourite view might be stretching out in your spacious reception room... This space has been beautifully designed, with custom carpentry, a bold colour palette and a striking fireplace alcove, all bathed in light from the generously-sized windows.

The bedroom is a solid double with more of those charming features like custom storage, spotless decor and a beautiful feature fireplace. Meanwhile, the dine-in kitchen hits the sweet spot between being characterful but also modern, with its navy metro brick tiles, timber worktops and vintage-style fittings. This theme is continued in the bathroom, where you'll find an over-tub shower.

Beyond your home, you'll be pleased to discover that you're only a short stroll from Hollow Ponds, at the tip of Epping Forest, where you'll find lush nature trails and a boating lake. The delights of Walthamstow Village are just slightly further north - grab a takeout coffee from Hucks on the way and enjoy it sat in the quaint village square, surrounded by the charming amenities there. You also have the option of heading south towards Leyton Midland Road arches, where you've got some brilliant new options, including the much lauded smokehouse Burnt ('dreamy' according to the

Guardian), as well as Gravity Well Taproom. The ever-popular Francis Road is just beyond that.

If you need to escape further afield, you can reach Leyton Midland Road in just ten 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 just over a mile away for the excellent Victoria line too.

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, the award-winning Castle in Walthamstow Village and the charming Sir Alfred Hitchcock Hotel on the edge of Hollow Ponds.

- 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.

- You're only a short stretch from Stratford on the bus, where you'll of course find Westfield, as well as the Olympic Park.

- <https://www.timeout.com/london/news/this-part-of-london-is-officially-one-of-time-outs-coolest-neighbourhoods-in-the-world-for-2024-092524>



A WORD FROM THE OWNER...

"This flat has been our home for 8 years and we have been very proud to call it our home, host family and friends and bring up our son in this place. Now we have a small family it is with a heavy heart that we need to move. We have so many fond memories of living in this light, homely, and characterful flat and the area it is situated in. Living here has exceeded our expectations many times over as it really has so much to offer; Canterbury Road is a lovely quiet street to live on, but the wider area of Leyton, Stratford, Wanstead and Walthamstow never fail to offer a big variety of nature walks, cafes, live music events, independent shops, family events, pubs and breweries and multitude of transport links in and out of the city."

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