

Hallway  
16'6" x 7'3"

Kitchen/Reception Room  
11'5" x 24'11"

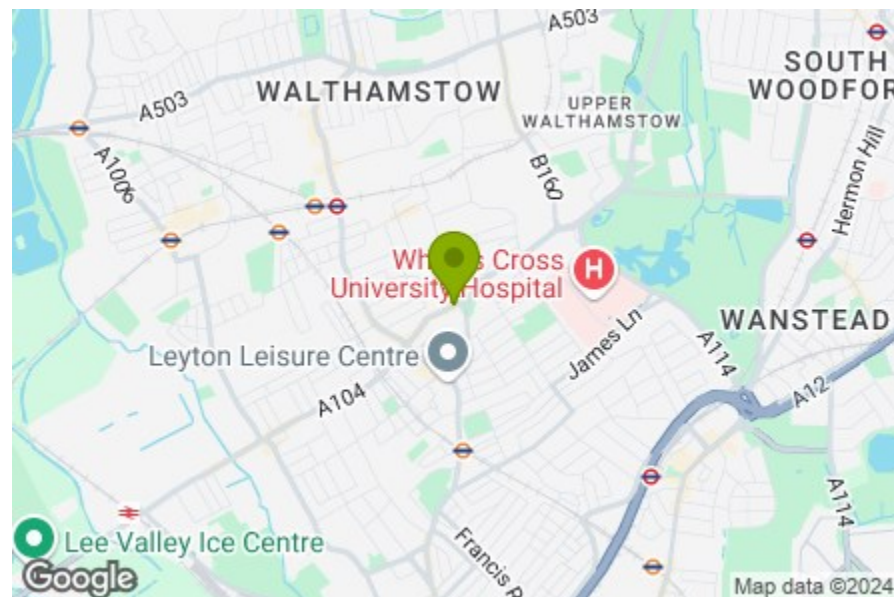
Bedroom  
10'10" x 9'9"

Bedroom  
14'8" x 8'11"

Bathroom  
7'0" x 6'2"

Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 £325,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Second Floor
- Over 700 sq.ft
- Open Plan Kitchen/ Living Room
- Beautifully Presented Throughout

A smart and sizeable two double bedroom apartment with communal garden on the borders of Walthamstow Village and our Bakers Arms neighbourhood. Knotts Green park is just across the road while Leyton Flats is also within easy reach.

A whole host of day-to-day amenities await on Lea Bridge Road, right outside your front door to speed you to all manner of destinations and transport connections, come rain or shine.

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**IF YOU LIVED HERE...**

You'll feel right at home from the outset in your huge 290 square foot open plan living space lounge, with natural light bouncing off pristine white walls courtesy of twin windows. South-East facing this is a glorious spot for morning sunshine. The entirety of the sociable space is plushly carpeted, while the kitchen area's home to a timber suite of cabinets, white tiled backsplash and smart black worktops.

Elsewhere bedrooms one and two are 100 and 130 square foot doubles respectively, both with space-emphasising mirrored storage, hard-wearing carpet and two windows apiece for a wealth of natural light flowing throughout. Lastly, the bathroom's as pristine as the rest of the apartment, with a shower over the tub, traditional white suite and neutral palette.

You're perfectly positioned here a mere seven minute walk from Walthamstow Village, with an enviable range of bars, restaurants and gourmet pubs on your doorstep. Your new local could be The

Castle for its delicious Sunday roasts and a brilliant beer garden. Then there's the eccentric decor, open fires, cats and vegan cuisine of The Nag's Head, artisanal gins at Mother's Ruin (where Aura Rosa also serves afternoon tea with Guinness cake) and the authentic Iberian tapas and deli of The Orford Saloon. And that's all just for starters.

**WHAT ELSE?**

- Current and prospective parents will be pleased to know you have twenty six primary/secondary schools in a one mile radius, all rated 'Good' or better by Ofsted, seven of which have been deemed 'Outstanding'.
- Drivers have off-road parking and can be on the North Circular in eleven minutes.
- Walthamstow Central underground and overground station is an eighteen minute walk away. From there you'll be in Kings Cross in just fifteen minutes via the Victoria line.
- New boiler with a 10 year warranty.



**A WORD FROM THE OWNERS....**

"This flat was our home for over seven years and we absolutely loved living here. The vibrant Walthamstow village is a five minute walk away with all its independent shops, pubs and restaurants. There are also beautiful green spaces nearby, with Leyton flats a 10 minute walk away and Epping Forest a fifteen minute drive away. We hugely benefited from the great transport links with the choice of the Central line from Leytonstone, Victoria line and direct train to Liverpool Street from Walthamstow, as well as buses and trains into Clapton and other parts of East and Central London. The flat is bright, airy and spacious. Being EPC B, it is also wonderfully warm in the winter."

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