

Reception
17'0" x 10'4"

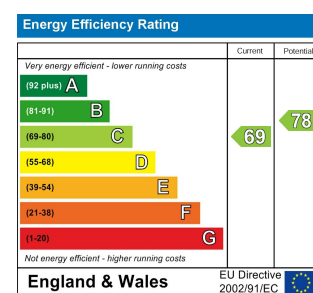
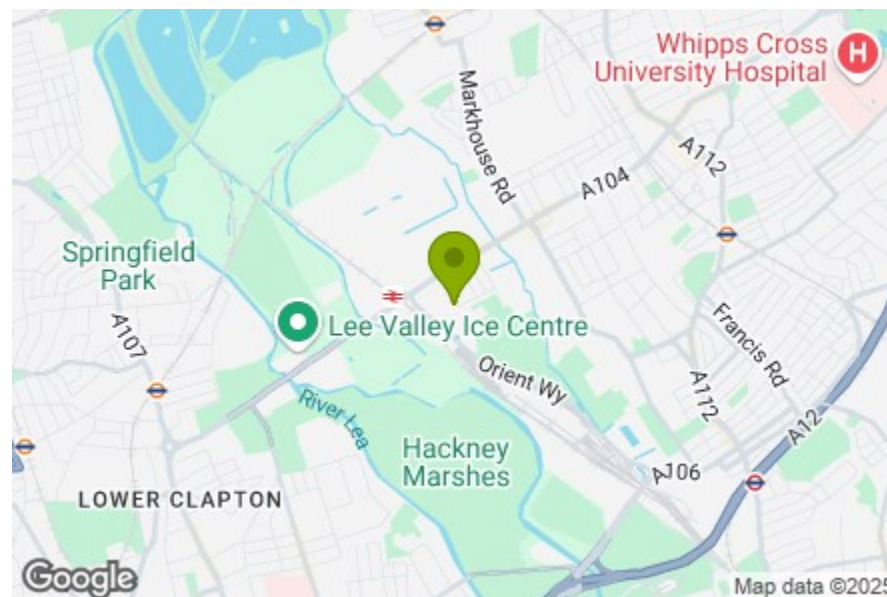
Bedroom
10'9" x 10'6"

Kitchen
8'0" x 7'10"

Bathroom
8'1" x 8'0"

Bedroom
11'4" x 11'1"

Garden
59'0"



PERTH ROAD, LEYTON

Offers In Excess Of £450,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Short walking distance to Leyton Jubilee Park
- Close to Lea Bridge Road Station

Situated a short walk from the sprawling green space of Jubilee Park, this two-bedroom ex-Warner maisonette is bursting with traditional features that blend beautifully with the contemporary updates. Despite being on the first floor, it also comes with private section of the rear garden, south-west facing no less.

There's a huge array of amenities in the direct area, while Lea Bridge Station is a short walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several convenient tube lines.

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0203 397 9797



IF YOU LIVED HERE...

You'll immediately appreciate the beauty of this iconic design developed by Walthamstow's first mayor at the turn of the last century, and you'll understand why they've become so sought-after now...

Swathes of natural light pour through the three windows in your generous lounge, showcasing the features such as the fireplace alcove and striking William Morris wallpaper. Touches such as the custom shelving not only look great but will be a real convenience too.

The bedrooms are just as considered, with more lovely decor and ample space to spread out. The kitchen and bathroom both manage to balance character and convenience perfectly.

At the rear, you've got your own private section of the garden, which is south-west facing so perfect for catching the sun, but you don't need to travel far beyond those gorgeous red bricks to find more green space; as well as having Jubilee Park a few minutes away, you've also got the Hackney Marshes and Lee Valley Park within strolling distance, perfect for dog walking, exercising or just chilling.

In addition to having the convenience of big chains such as Aldi nearby, the area has become a burgeoning hot spot for independents, such as the eclectic event space/bar/pizzeria Patchworks, where you'll find the lively new brewery Blondies.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.

WHAT ELSE?

-After a huge rebuild, the nearby Lee Valley Ice Centre recently reopened, offering a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. There's also a gym, café, exercise studios and community space. The Lee Valley Riding Centre is also the same distance away, and runs all sorts of courses for pony-loving amateurs and experts alike.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and al fresco dining area - and it's only a 17 minute walk from your front door.

-Ride your bike or take a stroll all the way down the canal to the Olympic Park, where you can make the most of everything from the London Aquatic Centre to the Velodrome. Just beyond you've got Westfield Stratford, for all your shopping needs.



A WORD FROM THE OWNER...

"This was our first flat, and we'll be so sad to leave it. In the time we've been here the area has changed a lot - the flat's now walking distance to a great gym (Blok), delis, coffee shops and breweries. We've loved being able to get out onto the marshes in less than ten minutes, and we have friends in Clapton, Leyton, Walthamstow and Dalston, which are all so easy to reach by public transport or bike. The garden gets so much sun and we'll miss that a lot! It's also a very cute area in terms of neighbours, it feels really friendly and the street is nice and quiet."

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