

Reception  
9'4" x 11'11"

Kitchen/ Diner  
10'8" x 13'6"

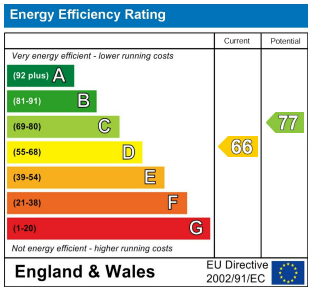
Bedroom  
8'0" x 10'5"

Bedroom  
12'5" x 14'5"

Bathroom

Storage

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## COLCHESTER ROAD, LEYTON

### Offers In Excess Of £525,000 Share of Freehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Ground Floor Victorian Apartment
- Beautifully Presented
- Open Plan Kitchen Reception
- Private Rear Garden
- Share of Freehold
- Close to Leyton Midland Road Station
- Quiet Residential Street

Set on the ground floor of a timeless Victorian property, this stylishly designed two-bedroom flat is located in a fantastic spot near the greenery of Hollow Ponds and the Wanstead Flats, but also within easy reach of the buzzing amenities found around Leyton, Leytonstone and Walthamstow Village.

As well as the great neighbourhood, highlights include the stunning decor, period features, abundance of natural light, open plan kitchen/reception and private garden. It's all been beautifully imagined so you can enjoy the home from the day you move in.

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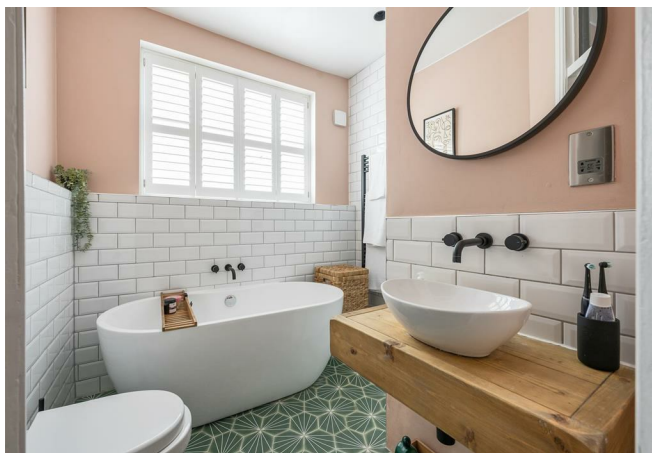
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#### IF YOU LIVED HERE...

This prime E10 location means you can wander in almost any direction and find a place of interest, ranging from award-winning eateries to nature trails, but at home, your favourite view will probably be stretching out in your open plan living area... This stunning space has light flowing throughout but a clever sense of separation provided by the dropped flooring. In the kitchen area, you'll love the contrast of the inky shaker-style units and glossy counters, with the hexagonal tiles adding a further flourish. At the rear in the lounge, the striking exposed brickwork is showcased by the skylights and Crittall doors, which lead to your private rear garden.

The effortless balance between traditional charm and modern convenience is continued in the bathroom, where you'll find a freestanding tub, walk-in shower and countertop basin amongst the beautiful features.

The bedrooms are both doubles with more lovely additions such as column radiators. The room at the front could be used as a second reception if more convenient, giving you an extra chance to show off the wood burning stove and custom shutters.

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, while Wanstead Flats is slightly further. The delights of Walthamstow Village are a stroll away. Even closer you'll find the Leyton

Midland Road arches, where you've got some brilliant options, including the much lauded smokehouse Burnt, Gravity Well Taproom, Bamboo Mat, Perky Blenders, Leyton Calling and Swirl. The ever-popular Francis Road is just beyond that, where you can enjoy everything from upmarket deli Yardarm to independent bookstore Phlox.

If you need to escape further afield, you can reach Leyton Midland Road in just ten minutes for the Overground, or Leytonstone station is just five minutes further for the Central line. Walthamstow Central is 20 mins for the Victoria line and Overground to Liverpool St. Buses are also plentiful, with routes running via Leyton High Road towards Stratford where you have easy access to Westfield and the Olympic Park.

#### WHAT ELSE?

-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. -We're barely scratching the surface with the amenities mentioned above. To throw a few more options into the mix, you've got the newly extended Eat 17 and Ruff's Bistro in Walthamstow Village, or the Time Out approved Singburi, Homies on Donkeys and Mum Likes Thai in Leytonstone - all within walking distance. You've got even more fantastic options in the wider area, stretching from the breweries in the Blackhorse Road Beer Mile to the quirky independents of Wood Street.



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

"We have loved our time in Leyton, and this flat has been the perfect first purchase for us. The renovation has been a labour of love, and we have been delighted with the results. The spacious kitchen has been great for entertaining, whilst the living room is a bright, peaceful sanctuary at the back of the flat; the garden is great for a barbecue in the summer. The walk-in shower and free-standing bath feels like a real luxury too. The area is perfect for us. Colchester Road is a nice, quiet residential street; the neighbours are great, with an active street WhatsApp group and even yearly street parties. And then so much is on our doorstep. Francis Road and it's collection of cafes, shops (shout out to Dreamhouse Records and Yardarm, in particular) and nearby pubs. An ever-growing number of places around Leyton Midland, be it great restaurants, cafes, taprooms, bars and pop-ups at Host. Walthamstow village, and everything it has to offer, is a 20 minute walk away, and the likes of Homies on Donkeys and Singburi in Leytonstone, and Deeneys in Leyton, a similar distance. A slightly longer walk will get you to the excellent Lloyd Park food market in Walthamstow. We've spent a lot of weekends exploring areas of Epping Forest, including Hollow Ponds at Leyton Flats, Wanstead Flats and Wanstead Park. I'll be honest, when we bought this flat we didn't realise quite how close all this open space was. Great for weekend walks and runs alike. Whilst the area really has everything you need, transport into central London is also really easy. Leytonstone tube (Central line; journey to Liverpool St is 15 minutes) is 15-minute walk away, whilst Leyton Midland overground is 10 minutes. This can take you all the way to Gospel Oak, or its 5 minutes to Blackhorse Road and its breweries, and also gives you the Victoria line - equally, Walthamstow Central (also Victoria line) is a 25 minute walk from the flat."

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