

Reception Room  
17'3" x 10'5"

Kitchen  
8'1" x 7'1"

Bedroom  
11'6" x 6'11"

Bedroom  
10'10" x 10'4"

Bathroom  
7'4" x 4'2"

Garden  
approx 26'6" x 9'2"



KETTLEBASTON ROAD, LEYTON

Offers In Excess Of £450,000 Share of Freehold

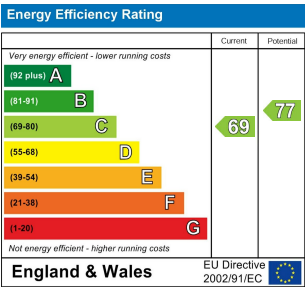
2 Bed Maisonette



Features:

- First Floor
- Two Bedrooms
- Own Section of Rear Garden
- Side Access
- Moments from Lea Bridge Station
- Close Proximity to The Marshes
- Own Front Door

A stylish warner apartment, tastefully furnished and neatly nestled on a tranquil tree-lined street in the heart of Leyton. Ideally located close to the verdant expanses of Hackney Marshes and the illustrious Walthamstow Wetlands, making this the ideal city escape, with the convenient connectivity of neighbouring Lea Bridge Station combined with nature close at hand.



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#### IF YOU LIVED HERE...

This beautifully designed two-bedroom first-floor apartment combines characterful charm with contemporary styling, offering a peaceful retreat in one of Leyton's most sought-after pockets. Beyond its striking brick façade and private front entrance, this stylish first-floor, two-bedroom apartment also boasts its own section of a rear garden, creating a sense of space and independence rarely found in the area.

The inviting living room is framed by bespoke shelving and a striking green feature wall, setting the scene for cozy evenings and relaxed weekends. A sleek navy kitchen with marble-effect worktops and gold fixtures brings a contemporary edge, while the beautifully finished bathroom offers a spa-like retreat.

Designed with versatility in mind, the two bedrooms provide ample space for restful nights, home working, or creative projects. The primary bedroom offers generous storage and calming neutral tones, while the second bedroom is an adaptable space bathed in natural light.

Outside, your new garden is the perfect escape—whether for morning coffee, summer barbecues, or an urban green oasis to call your own. With Lea Bridge Station just moments away, commuting to Stratford, the City, and beyond is effortless. On weekends, explore the vast greenery of Hackney Marshes or Walthamstow Wetlands,

both just a short stroll away. The surrounding streets are lined with independent cafés, thriving local markets, and lively spots for food and drinks, making it easy to settle into the community. A home that offers style, space, and convenience, this is an opportunity not to be missed.

#### WHAT ELSE?

- Your enviably appointed moments from Clapton, enjoy weekend shops at Chatsworth Road's Sunday Market, a diverse community-led hub open to all, enjoy a plethora of locally sourced street foods and artisanal goods, ranging from Southeast Asian cuisines to ethically sourced clothing and accessories.
- St James Street is also within easy reach, enjoy its vibrant atmosphere, where a mix of independent retailers, creative hubs, and diverse food outlets at Crate St James bring the neighbourhood to life. With the overground station offering a swift connection to Liverpool Street in under 20 minutes, convenience meets culture in this local hotspot.
- Sports enthusiasts have plenty to enjoy, with the newly revamped Lee Valley Ice Centre just moments away. Following a £30m transformation, this iconic venue offers skating sessions and lessons for all skill levels. For those who prefer to watch from the sidelines, the centre features its own café and a state-of-the-art health and fitness facility.



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

'We've been in the area for a number of years and really love the diversity and great transport links. We've had an influx of really cool amenities open up over the last few years - lovely coffee shops like Kophi and Pinch la Deli, great choice of food from different cultures (Saffron Kitchen and ItalianSlice are must-tries) and even great gyms like BLOK and Evolve nearby. And can't forget Aldi across the road - life saver! Being so close to Hackney Marshes is also a massive plus if you love the outdoors. We'll miss the area loads!'

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