

# Barclay Road,

Bushwood Area, E11



**Theydons.**



# HOME STORY

Nestled on a peaceful residential turning in the ever-popular Bushwood area, this beautifully presented two-bedroom ground floor flat offers more than just a place to call home. With your very own well-kept rear garden and the sweeping natural beauty of Wanstead Flats and Jubilee Pond just moments away, you'll find the perfect backdrop for morning jogs, leisurely weekend strolls, or simply unwinding with nature at your doorstep.

Just a gentle walk from your front door, the popular High Street Leytonstone awaits, brimming with an eclectic mix of eateries, local shops, and handy amenities. From everyday essentials at Tesco and Aldi to the soon-to-open M&S Foodhall, convenience and choice are always close by.

Commuting is a breeze with both Leytonstone Central Line tube and High Road Leytonstone Overground stations within easy reach, connecting you effortlessly to the heart of the City. Add in a network of bus and cycle routes, and you've got the freedom to travel your way – whenever and however you choose.





# RESIDING HERE

## Step Inside: Where Comfort Meets Character

Welcoming you home through a charming gated front garden, this delightful two-bedroom ground floor flat effortlessly blends period character with contemporary style. As you pass through the shared entrance hall and into your own private hallway with access to basement, a sense of calm and comfort sets the tone for the rest of the home.

At the front of the property sits the bright, bay-fronted main bedroom – a serene retreat dressed with elegant wooden shutter blinds, a statement cast iron feature fireplace, and warm wooden flooring. It's the perfect setting for restful nights and slow weekend mornings.

Just behind, the second bedroom offers flexibility to suit your lifestyle – whether you need a tranquil guest room, a cosy nursery, or a productive home office. With views overlooking the side garden, it's a space that adapts to you.

Further along the hallway, the bathroom suite provides a peaceful escape to unwind. Whether it's a quick morning refresh or a long soak in the tub after a busy day, this space is designed for relaxation.



## A Heart for Entertaining

To the rear of the home, the open-plan kitchen, dining, and living area truly steals the show. This beautifully arranged social hub is perfect for both everyday living and entertaining, whether you're hosting a dinner party or enjoying a quiet evening in.

The kitchen is both stylish and practical, featuring sleek fitted units, wooden worktops, and an elegant tiled splashback, complemented by integrated appliances including an oven and hob. A side window bathes the space in natural light, creating a bright and uplifting atmosphere while you cook.

Flowing effortlessly into a spacious dining area and cosy living zone, the layout is ideal for connection and comfort. Gorgeous tri-folding doors open up the entire rear wall to the garden beyond, seamlessly blending indoor and outdoor living – an enviable feature for hosting summer BBQs or simply letting the fresh air fill the room.

## Step Outside: A Garden to Savour

The private rear garden offers a peaceful outdoor sanctuary. Designed for low-maintenance living without sacrificing greenery, it features neat shrub borders and a paved patio leading to a raised seating area – perfect for morning coffees in the sunshine or winding down in the evening.



# THE STORY CONTINUES...

Walking distance to the vast open fields of Wanstead Flats & Jubilee Pond

Short stroll to local amenities & main shopping area

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Road links incl. A12, A406 & M11



## FINER DETAILS

Asking Price £500,000

Leasehold

Lease: 130 years from 29 September 1988

Ground Rent: £400 per annum

Service Charge: N/A

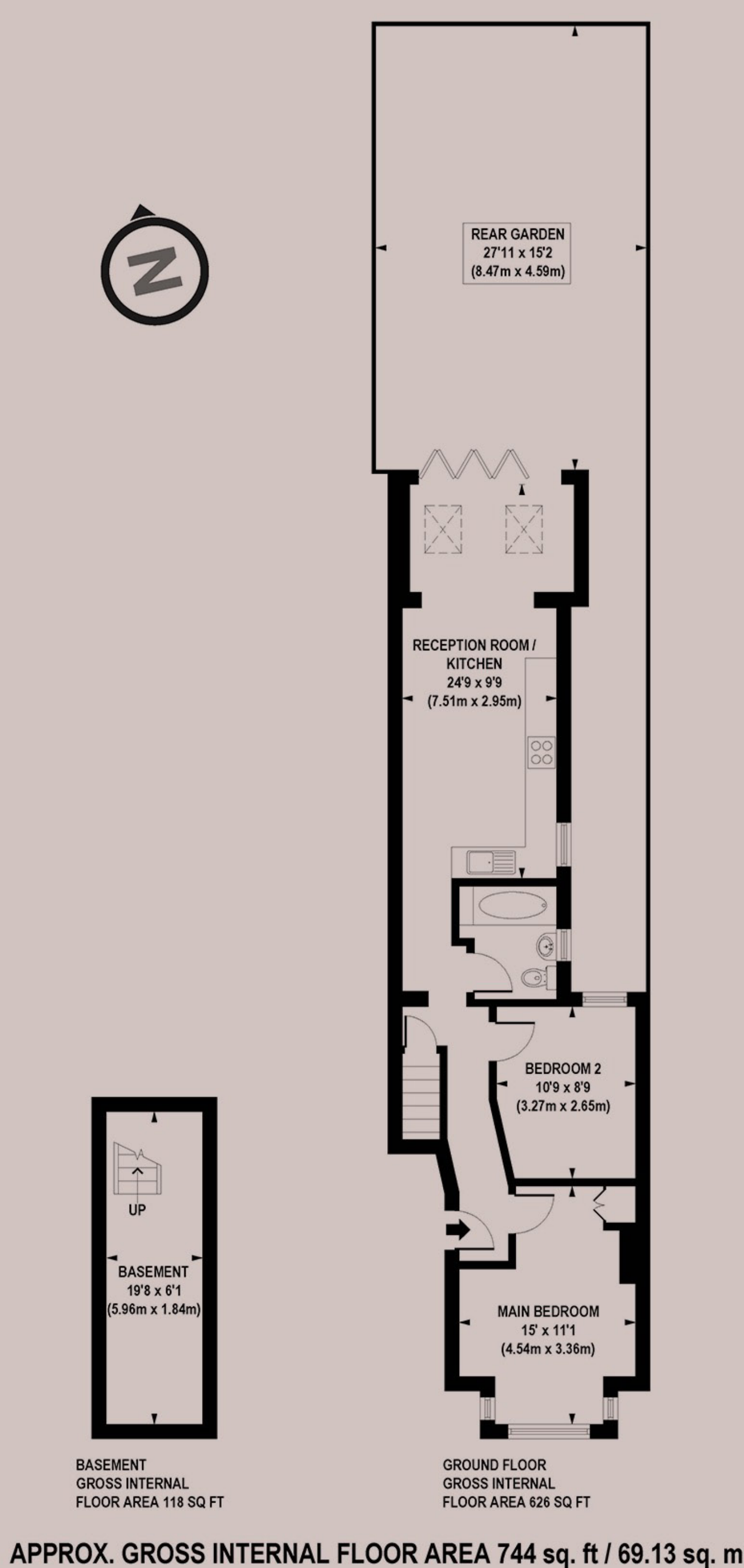
Council Tax Band: D





# HOME FEATURES

- Beautifully presented two bedroom ground floor flat
- Leasehold
- Located within the much sought after Bushwood Area
- Close to the vast open fields of Wanstead Flats
- Short stroll to transport links incl. Central Line tube
- Great access to local amenities & main shopping areas
- Entrance hallway with access to basement area
- Bay fronted main bedroom incl. feature fireplace
- Good size second bedroom
- Attractive bathroom suite
- Beautiful open-plan living / dining / kitchen area
- Fitted kitchen incl. integrated oven & hob
- Tri-folding doors to rear leading to garden
- Private rear garden
- EPC Rating D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## ROOMS

- Main Bedroom 15' x 11'1 (4.54m x 3.36m)
- Bedroom Two 10'9 x 8'9 (3.27m x 2.65m)
- Bathroom Suite
- Reception Room / Kitchen 24'9 x 9'9 (7.51m x 2.95m)
- Rear Garden 27'11 x 15'2 (8.47m x 4.59m)

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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# HOME GALLERY

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# Note From Owner...

*"We honestly couldn't have loved living in Bushwood any more. By far and away the nicest, greenest, friendliest bit of London we've found in our 20+ years here. You live in London but it has a real village feel where you get to know all your neighbours, see the same faces when you go out and have a community you can rely on.*

*That – plus the huge green open spaces almost literally on your doorstep – means we're going to miss this place so much. If our family circumstances were different we'd love to have stayed here forever as there's just no good reason to leave."*









*“This beautifully  
presented two-bedroom  
ground floor flat offers  
more than just a place to  
call home..”*







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