

## ASHVILLE ROAD, LEYTONSTONE

Offers In Excess Of £1,100,000 Freehold  
5 Bed House - Mid Terrace



### Features:

- Stunningly Refurbished Freehold House
- Vast Rear Garden
- Garden Office/Gym
- Large Open Plan Kitchen Diner
- Moments to Leytonstone Tube
- Close to Leytonstone High Road Station

A pristinely appointed five bedroom family home. Completely refurbished throughout and immaculately developed over all three floors, plus a substantial garden studio, this is a tremendous find. Leytonstone tube is just a half mile on foot.

Our famous Francis Road is just five minutes away. Here you'll find a wide range of beloved cafes and coffee spots. You're sure to find a new favourite.

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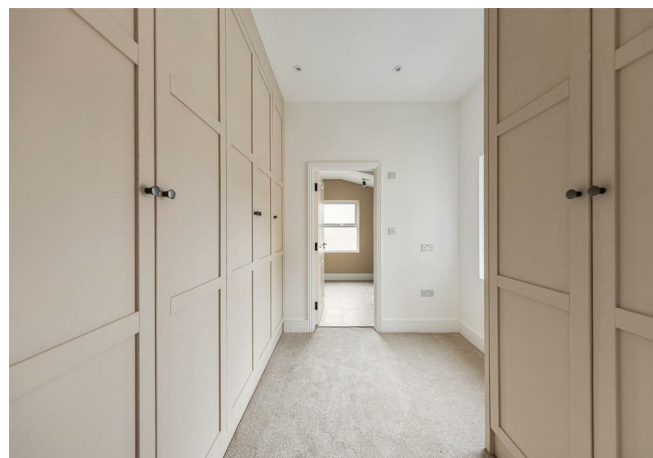
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**IF YOU LIVED HERE...**

You'll step past that stately brick frontage, with ornate original moulding, and into your vast through lounge. Lovingly restored original timber floorboards flow underfoot in here, running between walls finished in smokey peach up to the picture rail, with immaculately tiled twin vintage hearths set into dual chimney breasts. Over 350 square feet of sociable space, and we're only just getting started.

It's all laid open to your huge kitchen/diner, a similarly epically proportioned space bursting with natural light from rear Crittal windows and over-sized overhead skylights. More vintage floorboards superbly complement a striking exposed brick wall, sat across from a handsome kitchen suite of smoke grey cabinets and marbled countertops. A gloriously substantial chef's island takes centre stage under pendulum lighting, still barely impacting the sheer scale of the space.

Step outside and your garden is every bit as immaculate as the interior, with a generous stretch of lawn flanked by timber fencing. Halfway up there's a patio seating area under a pergola, while at the end there's that fully powered, dual aspect and fully insulated garden studio. The perfect home office for that all important work/life balance. Back inside, and the first floor is home to a bright

double plus generous single bedroom, with the family bathroom finished in marbled tilework and onyx trim.

Your principal bedroom suite completes the storey, wonderfully luxurious with a walk through wardrobe leading to a gorgeous en suite bathroom, finished in aquamarine and brass with twin vanity sinks, freestanding tub and walk in rainfall shower. Upstairs again for a Juliet balcony overlooking the garden and two more impressive sleepers; a 200 square foot skylit double to the front and a 120 square foot affair to the rear. Bathroom number three sits in between, finishing things off with deep pastel greens and onyx trim.

**WHAT ELSE?**

- Leytonstone tube station is just ten minutes' walk away for the Central line. From here Liverpool Street is just fourteen minutes direct and Tottenham Court Road twenty three, putting both the City and West End around a half hour away door to door.
- The immense open greenery of Wanstead Flats is just fifteen minutes on foot, anytime you want to get back to nature.
- You have four 'Outstanding' rated primary schools all less than twenty minutes' walk, plus thirteen further primary/secondaries all just as close.



**A WORD FROM THE EXPERT...**

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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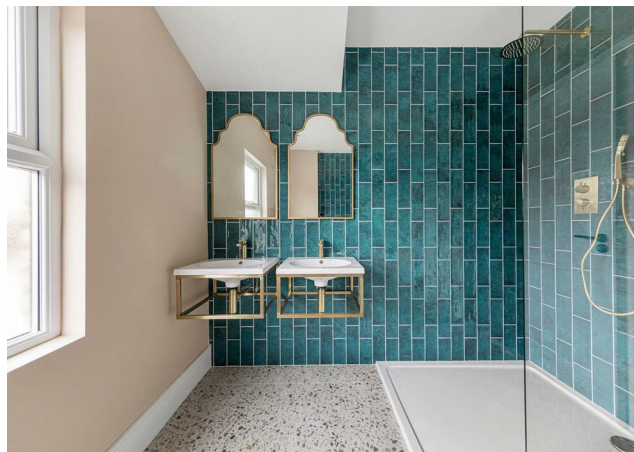




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**Reception Room**  
26'4" x 14'1"

**WC**

**Kitchen / Reception Room**  
19'11" x 16'6"

**Bedroom**  
7'3" x 7'1"

**Bedroom**  
14'1" x 12'7"

**Bedroom**  
12'7" x 12'0"

**Dressing Room**  
9'0" x 8'0"

**Bathroom**  
9'0" x 8'2"

**Bedroom**  
16'0" x 15'8"

**Shower Room**

**Bedroom**  
12'9" x 8'8"

**Garden**  
approx. 104'11"

**Garden Room**  
11'3" x 9'4"



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