

Reception
13'7" x 12'0"

Kitchen
14'4" x 12'5"

Bathroom
9'11" x 6'6"

Bedroom 1
16'10" x 7'10"

Bedroom 2
12'3" x 9'4"

Total Area: 77.0 m² ... 829 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	63
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

WHIPPS CROSS ROAD, LEYTONSTONE Offers In Excess Of £410,000 Leasehold 2 Bed Flat



Features:

- Victorian Conversion
- Two Bedrooms
- Views over Wanstead Flats
- Upper Leytonstone Location
- Set Over Two Floors
- Good Decorative Order
- Close to Leytonstone Underground Station
- Close to Hollow Ponds

A tremendous two bedroom maisonette apartment, in a Victorian conversion a short walk from Leytonstone Station. Simply and stylishly finished, with generous spaces, this home will treat its new owner to incredible views over Wanstead Flats.

You'll wake every morning to the most enviable sight from almost every room - the glorious open grasslands of the Flats and big skies above. You can just pop over the road any time you want to immerse yourself in nature, whether for a quick breather or a leisurely weekend ramble. You'd hardly believe you're as little as thirty minutes from Liverpool Street door to door.

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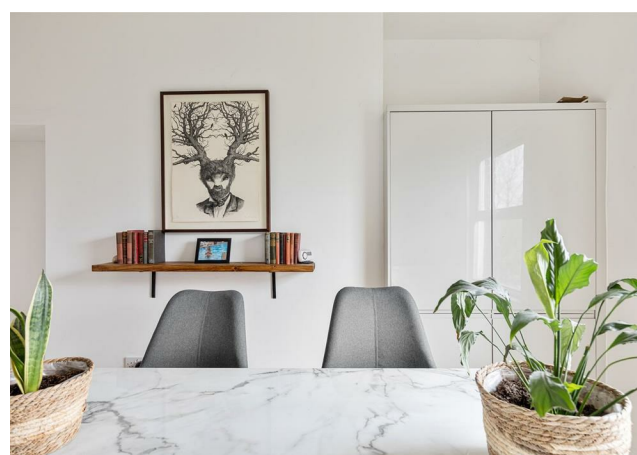
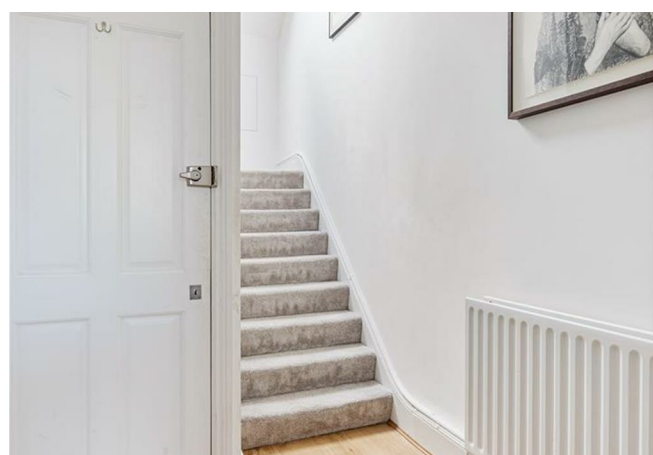
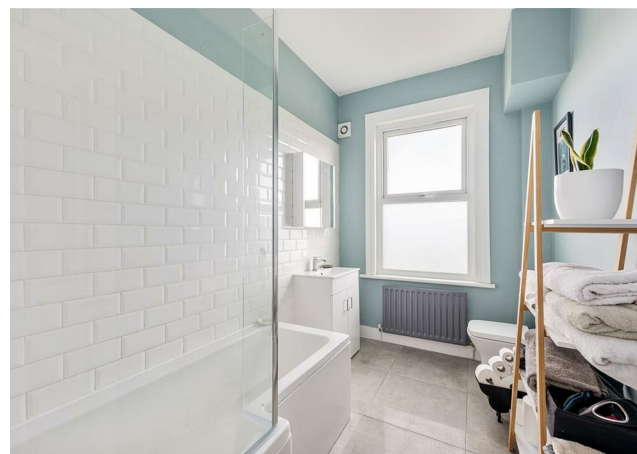
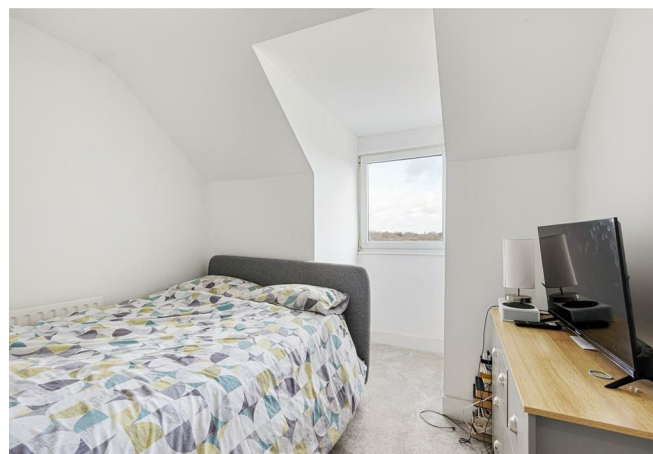
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IF YOU LIVED HERE

Head up to the second floor and find yourself on your large landing. First on the right is your kitchen and breakfast room, with an impressive 180 square foot of space. The all white decor and units give a pleasing sense of serenity, and there's a marble topped breakfast bar island. Next along is your reception, 165 square foot with an original fireplace at its heart. A pair of double glazed windows frame the green view, and engineered flooring lies underfoot.

Your bathroom sits alongside, with modern white suite, vanity sink, and L-shaped tub. Head upstairs for your two double bedrooms, along with handy eaves storage. Both sleepers give you 115 square foot of space, with soft grey carpet underfoot, and those superb natural views that you'll surely never tire of taking in. One bedroom has its own attractive ebony fireplace too.

It's just over fifteen minutes' walk to Leytonstone Station, where the Central Line will take you to Liverpool Street in under a

quarter of an hour and Tottenham Court Road in under twenty five minutes. All your amenities are close at hand, along with the North Circular. There are acres of natural landscape to explore, with Epping Forest a short stroll away as well as Wanstead Flats on your doorstep.

WHAT ELSE?

- Your new local is The North Star, a gorgeous CAMRA award winning community pub where you can tuck in to your choice of food from Thai Kitchen or Papi's Munchies Pizza.
- Impress your guests with a boat trip out on nearby Hollow Ponds, where you might even spot the resident black swan Bruce.
- Tesco Superstore is just half a mile away, making your big shop quick and easy.



A WORD FROM THE OWNER,,,

"I have been in this property for several years and have loved it here since day 1. With a good size living room and large kitchen, it's a great flat for socializing, but also has areas for two people to both work from home (if required). The selling point for me however was always the view from the living room, with quick access to some great open space and lovely walks. Locally, you are a 10 min walk into Wanstead (Christchurch Green), with a number of independent shops, cafes, restaurants, bars, and Snaresbrook tube station. A 10 min walk in the opposite direction leads you to Leytonstone High Street, which again has some great independent pubs, restaurants, Leytonstone tube station, plus a large Tesco store. I commute several times a week into Canary Wharf, which takes about 40 mins door to door, but can get into Liverpool Street within 25 mins, and the West End within 35 mins (via Leytonstone tube). This really is a great home, and a wonderful area to live, and I hope that whoever purchases this property loves it as much as I have."

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