

First Floor

Total Area: 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>

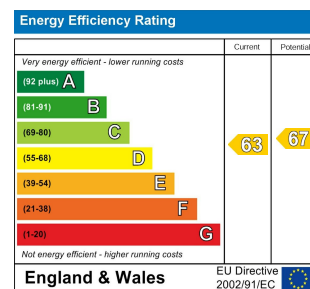
All measurements are approximate and for display purposes only.

Kitchen  
9'9" x 7'0"

Reception Room  
12'1" x 11'10"

Bathroom  
9'0" x 4'6"

Bedroom  
13'3" x 9'0"



## FOREST DRIVE WEST, LEYTONSTONE Offers In Excess Of £310,000 Leasehold 1 Bed Apartment - Conversion



### Features:

- First Floor Victorian Conversion
- One Large Bedroom
- Kitchen set off the Reception
- Close to Leytonstone Tube
- Off Street Parking
- Upper Leytonstone Location
- A Short Walk to Hollow Ponds

A bright, sleek and stylish one bedroom apartment on the first floor of a statuesque Victorian terrace. Leyton Midland Road is just a third of a mile on foot, while the open nature of Epping Forest and Hollow Ponds are both within easy reach.

There's more greenery even closer, with the open spaces, playgrounds and tennis courts of Abbots Park just around the corner.

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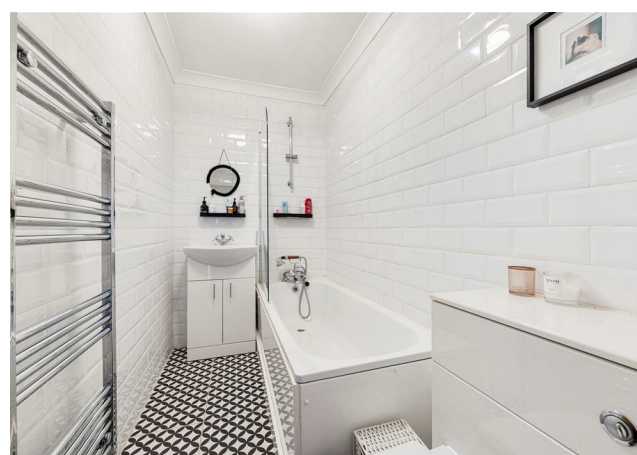
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**IF YOU LIVED HERE...**

Step inside and your substantial reception room is straight ahead, 140 square feet with twin double glazed windows framing street views. Designer tower radiators complement the smoky grey walls, soft matching carpet runs underfoot and you have the original ceiling rose overhead. Across the hallway your bedroom's a 120 square foot double, with another tower radiator and leafy green views.

Elsewhere, your kitchen is laid handily open to the lounge, with striking geometric tilework underfoot. Glossy, smooth and seamless cabinets sit above and below solid white countertops, featuring an integrated stainless steel oven with matching extractor and splashback. Finally your bathroom's just as impressive, with floor to ceiling metro tiles and oversized chrome heated towel rail

Outside and, as noted, Leyton Midland Road station is barely five minutes on foot. Serving the Gospel Oak to Barking Riverside line,

you can get directly from here to the banks of the River Thames in around sixteen minutes. Alternatively, Blackhorse Road is just five minutes and two stops away for a quick swap to the Victoria line and fifteen minute runs to King's Cross.

**WHAT ELSE?**

- Be sure to explore the arches along Leyton Midland Road for Gravity Well Taproom and their glorious range of craft beers.
- Epping Forest and Hollow Ponds are well worth the fifteen minute walk, perfect for picnics, jogs and strolls, you can even hire row boats and explore the waterways in the company of friendly ducks.
- You have off street parking, and drivers can be on the arterial North Circular in less than ten minutes.



**A WORD FROM THE OWNER...**

"I was very happy living here, as was my tenant for the last three years. Perky Blenders is just down the road on one side, and you have Hollow Ponds in easy walking distance on the other. Particularly with the new windows, the light in the property is just great!"

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