

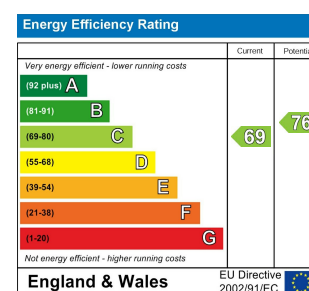
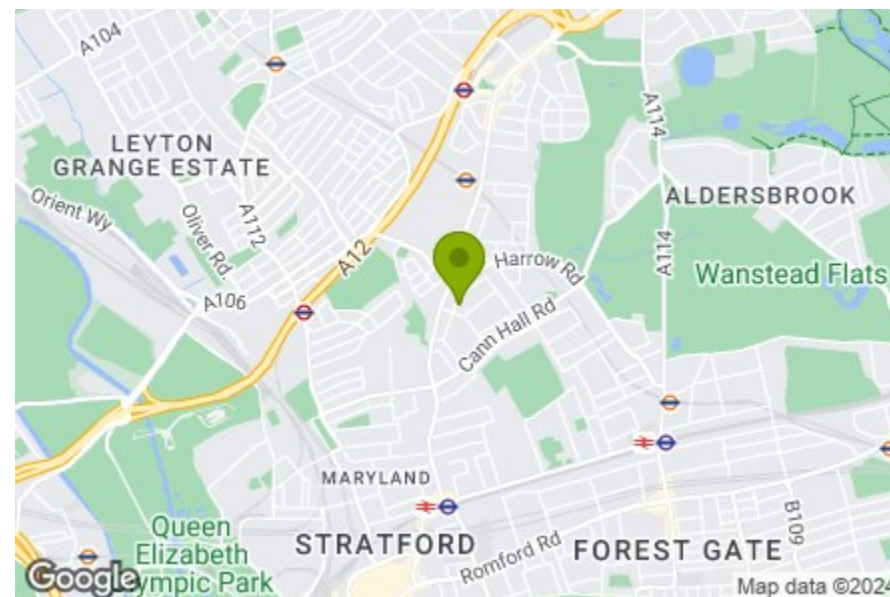
Reception Room
12'11" x 10'7"

Bedroom
12'5" x 9'10"

Kitchen
12'6" x 7'10"

Bathroom
9'4" x 7'9"

Garden
19'8"



NAPIER ROAD, LEYTONSTONE

Offers In Excess Of £385,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Victorian Conversion
- Ground Floor
- Private Garden
- Large Bathroom With Walk In Shower
- Stylish Interior
- Chain Free
- Close To Leytonstone High Road

This one bedroom apartment on the ground floor of a Victorian terraced house in Leytonstone has its own garden and is close to all the amenities of Leytonstone High Street, including the Overground and Central Line stations.

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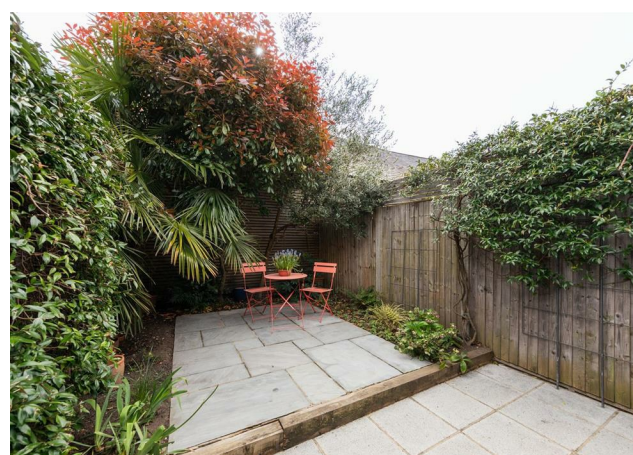
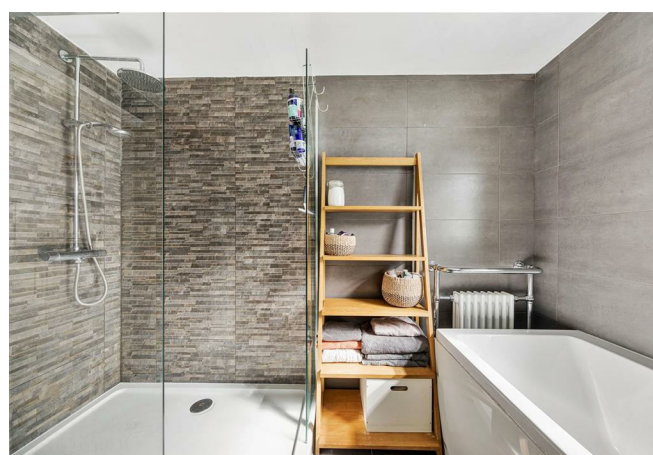
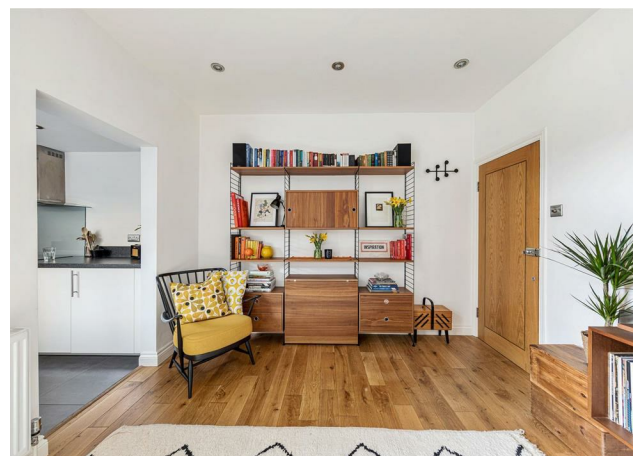
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IF YOU LIVED HERE...

You'd love the sense of lateral space, with 454 square feet inside and a lovely southeast-east facing garden outside that feels like an extra room.

No space is wasted on circulation areas, so on entering the apartment via the smart shared hallway you come straight into the main open plan living room. This is a welcoming space comprising two rooms connected by a wide, open doorway; a lounge area with an attractive wood floor, room for a sofa and a dining table, and a glazed door that opens onto the garden; and a well-equipped galley kitchen. Both rooms have downlighters and are painted white to maximise the sense of space and light.

The kitchen has extensive fitted floor cabinets that provide a generous expanse of worktop, a combination of integrated and freestanding appliances, and a wide window above the sink with a view into the side return section of the garden.

The double bedroom, which measures 12'5" by 9'10", is carpeted and has a large west-facing bay window with bespoke plantation shutters, and fitted wardrobes. The bathroom, which lies beyond the kitchen, is a stunning spa-style space with large format tiles, a modern freestanding bath, a separate shower enclosure, a wall hung washbasin console, and a WC. It also has a heated towel rail and a window.

The apartment is in excellent condition throughout, with tasteful monochrome and pale neutral décor and contemporary fixtures and fittings.

The garden is a lovely private space. Wrapping around the apartment, it's mainly paved with deep borders for planting and a leafy backdrop of trees and jasmine climbers rambling over the surrounding fences.

WHAT ELSE?

- Leytonstone High Road with its wide selection of independent shops, cafés, restaurants, and high street stores is just a couple of minutes from your door.
- Transport links are good, with three stations within a mile of the property: Leytonstone High Road on the Overground, Leyton on the Central Line, and Maryland on the Elizabeth Line.
- It's a just seven minutes on foot to Wanstead Flats and Langthorne Park. Created from the old hospital grounds, this is a popular community green space with a play area, sports courts, wood, and café.



A WORD FROM THE OWNER...

"I love the area - being in lower Leytonstone means that within a short walk you can benefit from many aspects of the local area - the great pubs in Leytonstone, the lovely cafes and shops on Francis Rd in Leyton, the archway scene in Forest Gate and all the amenities of Stratford and the Olympic Park. You're also just minutes away from park and woodland - with Harrow Playing Fields, Bushwood and Wanstead Flats and Park on your doorstep. I love my morning runs in the woods with the birds singing! Transport wise you're spoilt for choice - Maryland and the Elizabeth line is a short bus or 15 min walk, Leytonstone High Rd is a short walk away, or Leyton tube is a 10 min walk. Buses connect to Stratford or up to Walthamstow / Chingford. In terms of the flat, I love that it still has some of the original features and wonderful Victorian tiles in the front. I've loved having a really secluded and private garden area, it has some quite established trees and palms so feels like a little Oasis. The flat also really benefits from generous kitchen and bathroom space which are big for a 1-bed flat. Lots to enjoy and its been a great first home."

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