

Bathroom
4'9" x 9'1"

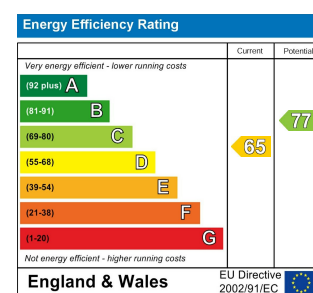
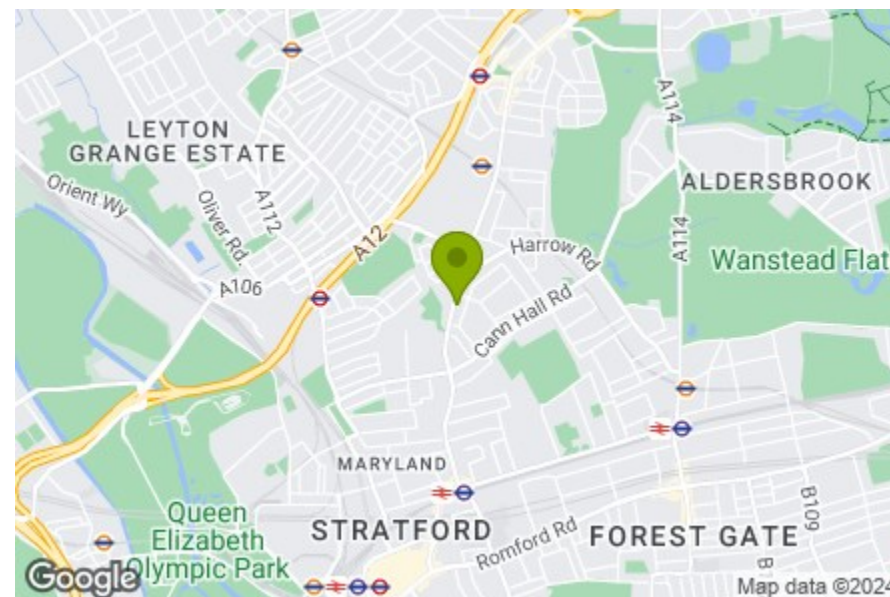
Kitchen
9'5" x 15'4"

Reception Room
11'1" x 15'4"

Bedroom
10'0" x 11'1"

Bedroom
12'0" x 13'3"

Garden
16'0" x 42'7"



HIGH ROAD, LEYTONSTONE

Offers In Excess Of £370,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Ground Floor Conversion
- Private Garden
- Two Double Bedrooms
- Close To Leytonstone High Rd Station

A spacious and substantial two bedroom apartment on the ground floor of a large Victorian terrace. Design & decor may need updating here and there but you have strong fundamentals with plenty of square footage and a splendid location.

A choice of open green spaces, transport links and our famous foodie destination of Francis Road are all within easy walking distance.

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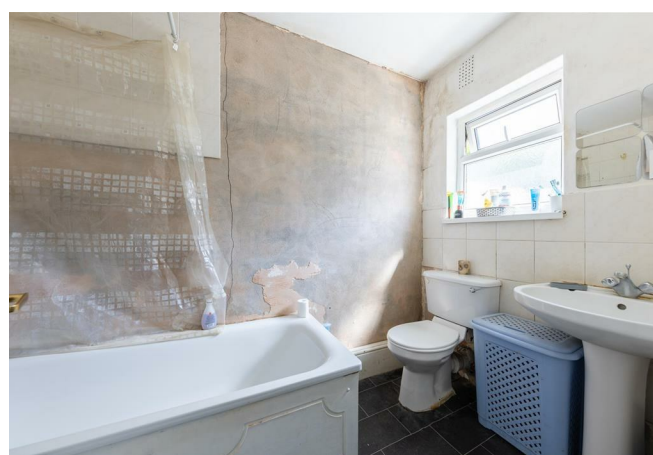
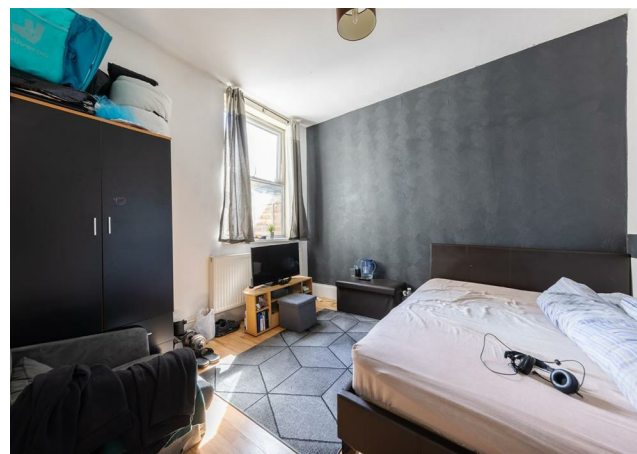
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IF YOU LIVED HERE...

Step inside and your first bedroom is on your right. A substantial double of over 150 square feet, you have hardwearing carpet underfoot, a powder grey statement wall and the high ceilings of the period - as throughout. And of course there's that large bay window, bathing everything in natural light. Bedroom two is next door, another double with blonde hardwood style flooring and another strong statement wall. Blank canvases both, but move in ready nonetheless.

Your main reception is next, 170 square foot with another bay window, large format letterbox tiling underfoot and a powder sand colour scheme. Another wealth of square footage to do with as you wish. Your kitchen's next, with cream cabinets, a soft pastel patchwork splashback and smoky quartz effect counters completing the aesthetic. Your bathroom will require some finishing but, once again, the fundamentals are strong and the proportions superb. Finally You have that huge, private garden to the rear, well over fifty feet in length and flanked by timber fencing on both sides. Add lawn, patios, decks or pergolas for an enviable outdoor solace.

Outside you have Leyton tube station and Maryland overground both around a fifteen minute stroll away, or less than five minutes by bike. Leyton will whisk you to the City and West End via the speedy Central line, while Maryland gets you onto the gleaming new Elizabeth line, for direct connections to Liverpool Street in just eleven minutes. Alternatively it's just one stop to Stratford and a huge array of onward underground, overground and international destinations, not to mention the huge Westfield shopping centre.

WHAT ELSE?

- You have plenty of places to eat and drink within easy reach, but be sure to try The Rookwood Village gastropub, just a half mile away on foot and sat on the borders of vast Wanstead Flats. Enjoy fine wines, real ales and delicious food in their lovely beer garden. - Langthorne Park is just five minutes around the corner, home to open greenery, playgrounds and a basketball court. Perfect for morning runs and weekend picnics alike. - Local schools are excellent, with eighteen rated 'Outstanding' or 'Good' all less than a mile away on foot.



A WORD FROM THE OWNER...

"This has been a lovely flat to have lived in over the years. Great space inside with a lovely sized garden to the rear. The house is located in a great place between Stratford and Epping Forest. Lots of lovely places to walk and many shops and restaurants all very local. It is also great for transport."

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