

Reception  
15'10" x 14'0"

Kitchen  
7'8" x 5'10"

Bedroom  
10'2" x 11'6"

Bathroom  
7'6" x 4'11"

Bedroom  
10'10" x 10'2"

Loft Room  
15'11" x 13'0"

Total Area (Excluding Loft Room): 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WOODVILLE ROAD, LEYTONSTONE

Offers In Excess Of £450,000 Share of Freehold  
2 Bed Apartment - Conversion



### Features:

- Victorian Conversion
- Two Double Bedrooms
- Bushwood Location
- Share of Freehold
- Good Decorative Order
- First Floor
- Loft Storage

An elegantly characterful two bedroom apartment, artfully arranged across the top two floors of a substantial period conversion in sought after Bushwood, less than five minutes walk from the ancient woodlands that give the area its name.

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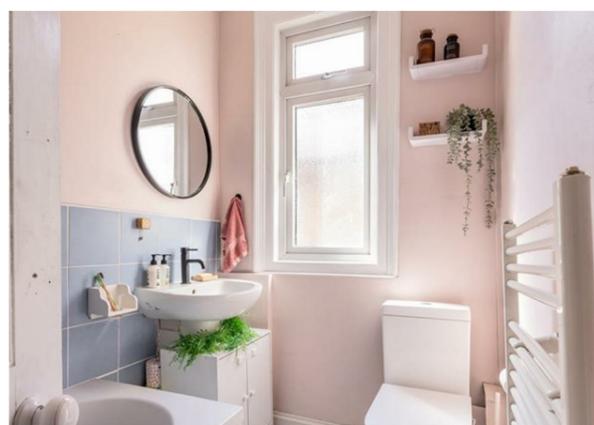
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**IF YOU LIVED HERE...**

You'll be stretching out in your generous front reception, coming in at 230 square feet and brightly lit by that bay window framing leafy green views. A vintage tiled hearth sits below an ornate timber mantel in the chimney breast. Next door the first of your two bedrooms is a solid, 120 square foot double with a simple, calming aesthetic.

Elsewhere your family bathroom's finished in a spellbinding combination of rose pink, and eggshell blue tilework over the tub. Onyx fittings, a heated towel rail and geometric tiles underfoot complete the look. Your kitchen's just as charming, with white cabinetry and timber worktops, while bedroom two completes things, another tranquil, sunny double at 110 square feet

Outside and, as noted, you're just a few minutes from Bushwood itself and the open green spaces of Wanstead Flats beyond. Perfect for morning jogs, evening strolls, or exercising furry friends. Any time you want to venture further afield, Leytonstone

tube is less than a half mile on foot, with direct fourteen minute runs to Liverpool Street putting the City less than a half hour away door to door. Heading to the West End? Tottenham Court Road is just nine minutes further.

**WHAT ELSE?**

- Looking for a new local? The stately Red Lion Public, House Hotel & Ballroom is just five minutes away on foot, for delicious food and fine wines in suitably salubrious surroundings.
- Leytonstone High Road overground station is around ten minutes walk away, for the newly extended Gospel Oak to Barking Riverside line. Now a direct route to the banks of the Thames.
- If you fancy stretching your legs for something extra, take the twenty minute stroll to Leyton's famous Francis Road, where you'll find a fine range of independent cafes to tickle your tastebuds.



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

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 BRANCH MANAGER

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