

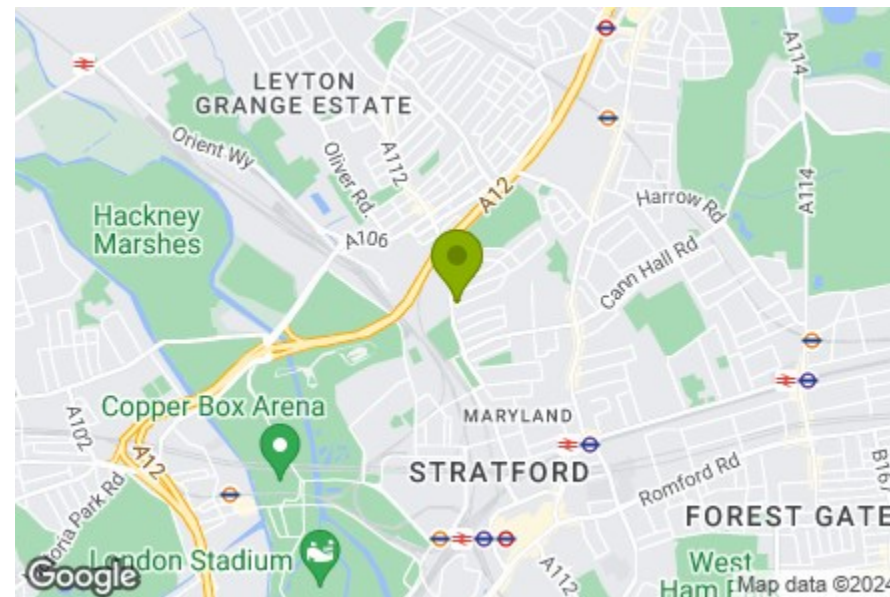
Total Area: 23.5 m<sup>2</sup> ... 253 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen  
9'9" x 13'1"

Shower Room  
3'2" x 7'1"

Bedroom / Reception  
9'3" x 12'7"

Garden  
14'11" x 28'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
		EU Directive 2002/91/EC	

## LESLIE ROAD, WANSTEAD

### Offers In Excess Of £210,000 Leasehold 1 Bed Flat



#### Features:

- One Bedroom Studio Flat
- Private Rear Garden
- Well Laid Out Property
- Built In Murphy Bed
- Large Kitchen Area
- Chain Free
- Moments to Leyton Station
- Close to the Olympic Village

Nestled between Leyton and the Olympic Village, this bright and modern one-bedroom studio apartment has been cleverly designed, from the large kitchen area and built-in wall bed to the spacious rear garden and contemporary bathroom.

Leyton tube is moments away, putting you within easy reach of central London, as well the fantastic amenities closer to home. The fact that the property is on the market chain-free is yet another bonus.

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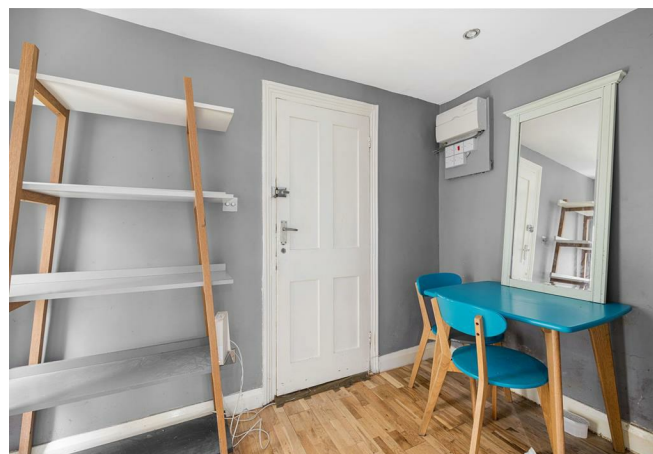
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#### IF YOU LIVED HERE...

It might be a studio apartment, but this well-designed home packs in a sizeable kitchen as well as a garden, while clever touches such as the built-in wall bed and vertical radiator bring even more space-saving convenience. The decor is a considered palette of greys, while the timber flooring adds tones of warm. Both the bathroom and kitchen are sleek and modern with stylish fittings. The garden will be brilliantly convenient, especially during warmer months, when you can extend your living space outside.

You don't have to travel far if you want to enjoy more nature though - the Olympic Park is a 15 minute stroll away, while Drapers Field is even closer. These green spaces are perfect for relaxing or going for a leisurely jog, but if you're feeling more active you'll be delighted to find out that the London 2012 Games legacy means the area is packed with top notch sports facilities such as the Lee Valley VeloPark and the London Aquatics Centre.

As for food and drink, you're spoilt for choice... Look out for the East Village Street Food Market, a fixture that runs every second Saturday throughout the summer, offering a variety of delicious dishes from some of the top street food

retailers in London. Or head in the other direction towards Grove Green Road, where you can take your pick between the equally excellent Filly Brook and Heathcote & Star. Slightly further away you'll find the part-pedestrianised hub Francis Road, where you've got upmarket deli/wine bar Yardarm, Korean food at Zaxx, vinyl treasure trove Dreamhouse Records and much more.

#### WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company.

-Nearby Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.

- Date night? You'll want to check out the Stratford Hotel. As you'd expect from the team behind the St Pancras Renaissance and Chiltern Firehouse, this hotel has a spectacular terrace, secluded bar and two great restaurants. Of course, you don't need a room because you're less than a mile away.



#### WORD FROM THE OWNER

"Great location , Leyton Star pub is good for meeting locals"

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