



Reception Room  
12'3" x 8'9"

Kitchen  
7'7" x 6'11"

Bedroom  
11'7" x 9'11"

Bedroom  
10'5" x 9'3"

Second Floor

Total Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup> (including Limited Headroom)  
All measurements are approximate and for display purposes only.



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		74	76
		EU Directive 2002/91/EC	



## SOUTHWEST ROAD, LEYTONSTONE

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Double Bedroom
- Large Open Hall Area Plus Second Reception/Bedroom
- Separate Kitchen
- Storage Cupboard to the Eaves
- Wooden floors
- Moments to Leytonstone Tube
- Chain Free

Located in a much sought-after part of Leytonstone, this fantastic one-bedroom period conversion is set within a glorious double-fronted home and benefits from having a separate kitchen and reception, as well as a second reception/occasional bedroom.

Situated moments away from the excellent bars, eateries and delis found around the Grove Green Road neighbourhood, you'll benefit from being in an area that's already surpassed 'up-and-coming' status and moved onto being a bonafide hot destination. What's more, it's just seven minutes on foot to the Central line, so getting into the West End or City will be a doddle.

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#### IF YOU LIVED HERE...

It'll take a long time before the novelty of walking up to your grand double-fronted home wears off, and the second floor apartment is just as stunning on the inside too. You benefit from having a large open hallway, perfect for dining, plus separate kitchen, both of which have spotless neutral decor. Both other rooms offer ideal space as a bedroom (with restricted height) and a further option as a reception or occasional bedroom - both have more of that polished finish and wooden floors. The bathroom is sleek and modern, and the eaves storage will be very convenient.

Beyond that lovely frontage, you're perfectly placed for all that Leytonstone has to offer; the Filly Brook, Heathcote & Star and Arch Deli are right on your doorstep and sure to become your new faves, while the excellent amenities of Leyton's Francis Road are just a short stretch further. Head south and you'll find award-winning Thai restaurant Singburi, hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway.

You'll never be stuck for essentials since there's an abundance of convenience stores on the Leytonstone High Road, plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park. Looking to get out of London? Drivers are less than ten minutes from the North Circular.

#### WHAT ELSE?

As well as being seven minutes to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line - handy if you want to nip to the Essex seaside. Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats, once the favoured hunting ground of Henry VIII. Hollow Ponds, at the tip of Epping Forest, is also walking distance. The property is on the market chain-free, taking some of the stress of moving out of the equation.



#### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes - a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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