

GROUND FLOOR

Total Area: 43.6 m² ... 470 ft²

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.

Kitchen/Lounge/Diner
16'6" x 16'4"

Bedroom
9'8" x 12'9"

Bathroom
5'2" x 8'3"

Storage

Garden
62'4" x 4'9"



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		EU Directive 2002/91/EC	



WALLWOOD ROAD, LEYTONSTONE

Offers In Excess Of £375,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Flat
- Period Conversion
- Ground Floor
- Private Garden
- Very Well Presented
- Upper Leytonstone Location
- Close to Leytonstone Station
- Chain Free

A charming, immaculately presented, one bedroom period conversion apartment. Full of gorgeous vintage features, with a serene leafy private garden and nicely handy for Upper Leytonstone's nightlife, transport links and local amenities.

Your commute into the City couldn't be easier. Leytonstone station is only a ten minute walk from your front door, where the rapid Central line takes you through to Liverpool Street in sixteen minutes and Oxford Circus in twenty six.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

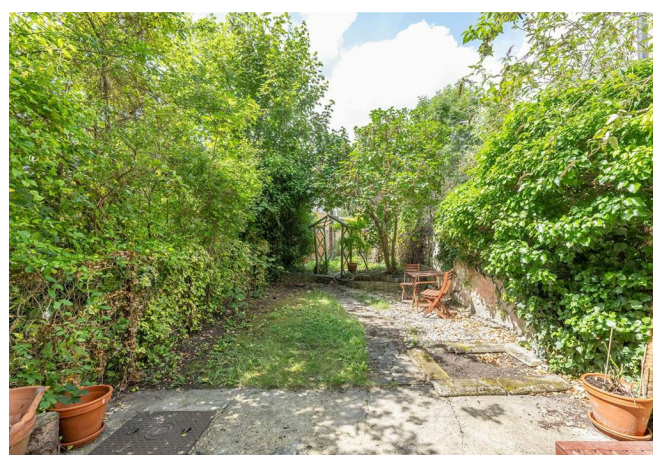
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

The picturesque frontage of this beautifully converted period building is set back from the road, at the end of a leafy green footpath. An impressive arched entrance leads you into your home and, after stepping through your own front door, you'll arrive in your elegant, open plan kitchen, living and dining space. Natural light spills in through French doors and exposed brickwork surrounds a pewter stove. Smooth solid timber flooring runs underfoot and in your recessed kitchen a Smeg chef's oven and extractor hood take centre stage, complemented by glossy brickwork splashbacks and chunky wooden countertops.

Through the French doors, you'll find a lengthy, tranquil private garden. With patio and gravelled entertaining areas, plenty of mature green foliage and a pretty pergola. Back inside, your luxurious classic bathroom has a vintage radiator and towel rail, exposed pipework and a rainfall shower over the tub. The last jewel in the crown is your spacious double bedroom, with a large custom built wardrobe, soft plush carpet and a bright bow window with seat.

For refreshing outdoor adventures, Hollow Ponds much loved boating lake is

less than a mile from your front door. If you want to explore further, there are also many footpaths leading up into the expansive greenery of Epping Forest. On your way to or from Hollow Ponds, we recommend visiting Out of The Woods, a recently opened coffee shop and bakery that's fast becoming a local favourite. It's a great place to stop for a fresh speciality coffee or a nutritious pancake brunch, and there are plenty of delicious delicatessen goods to take home.

WHAT ELSE?

- Leyton Midland Road station is also just a ten minute stroll away, for direct Overground services to Walthamstow Queen's Road, Blackhorse Road and Wanstead Park.
- At Filly Brook, on Grove Green road, you'll find a warm welcome, fantastic food and drinks, live DJs and musicians, and an eclectic range of vinyl for sale.
- Close to Leyton Midland Road Station you'll find a trio of fine eating and drinking establishments. Gravity Well Taproom and Burnt Smokehouse are tucked under the railway arches, while Bamboo-Mat Leyton sits just behind the station on the High Road.



A WORD FROM THE OWNER...

"The living room is cosy and inviting in winter, and the French doors that open onto the garden allow for indoor/outdoor living and entertaining in the summer. The private garden is filled with mature trees, plants and wildlife including a family of Bluetits and a friendly Robin, offering the perfect escape from busy city life. Large enough to use as two spaces, the raised area at the back would lend itself perfectly to a garden room/ home office/extra living space. The bright and sunny large bay-windowed bedroom, dubbed 'the Sanctuary' by friends, has a built-in window seat that offers the perfect place to relax, unwind and watch the world go by."

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM