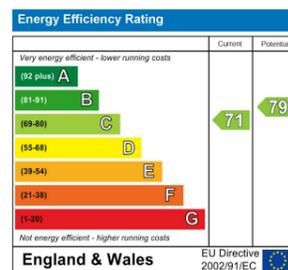


Total Area: 42.6 m<sup>2</sup> ... 458 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## SOUTHWEST ROAD, LEYTONSTONE

Offers In Excess Of £325,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Bedroom Period Conversion
- Separate Kitchen and Reception
- Large Bathroom
- Chain Free
- Leytonstone Location
- A Short Walk to Leytonstone Tube

A naturally bright and spacious one bedroom apartment on the first floor of a substantial Victorian conversion. You're ideally situated just five minutes from Leyton tube station and half a mile from the artisanal cafes of Francis Road.

Leyton Midland Road overground is also just a half mile stroll, for the Gospel Oak to Barking Riverside line. It's also just a two stop hop to Blackhorse Road and the Victoria line.

**E11, E7, E12 & E15**  
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**E8, E9, E5, N16, E3 & E2**  
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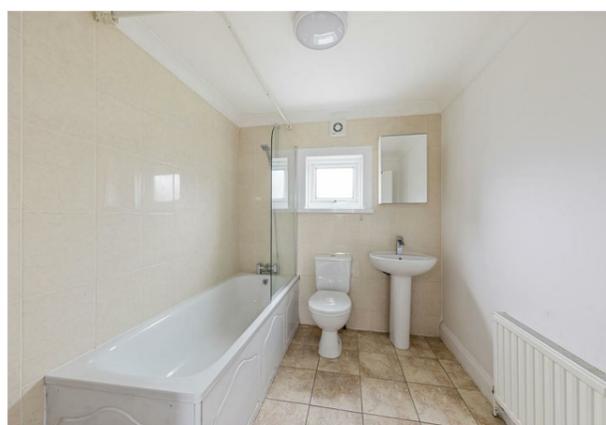
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**IF YOU LIVED HERE...**

Step inside and your 150 square foot lounge is on your right, engineered hardwood flowing in underfoot from your hallway, with twin double glazed windows and pristine white walls making the most of the natural light. Across the hall your bedroom's finished in a similar style, with leafy green views to the rear.

At the end of your hallway, next door to your bedroom, you have your bathroom, with smoky sandstone tilework underfoot and smooth glossy tiling running from tub to ceiling. There's also a sizeable glazed shower screen and classic white suite. Your kitchen completes things, with a patchwork splashback, pine cabinets and dark, chunky worktops.

Outside and, as noted, it's just five minutes to Leyton tube and the Central line for regular fast connections to the City and West End. Staying local, Leytonstone High Road itself is home to a growing range of wining and dining options. The grandiose Red Lion Public House, Hotel & Ballroom is still an institutional

fixture, while E17's much-loved Homies On Donkeys now have a presence in Leyton, just moments away for the best tacos this side of the Atlantic.

**WHAT ELSE?**

- Explore the arches next to Leyton Midland Road station for some well kept local secrets including Gravity Well Taproom and Burnt Smokehouse.
- Chain free, this is a hassle free find.
- Your new local is the Heathcote and Star, right around the corner and home to more than just great food and drink. You'll also find a packed programme of live events including stand up comedy.



**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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