

Reception Room

15'7" x 11'11"

Bedroom

9'11" x 12'3"

Bedroom

6'7" x 11'1"

Shower Room

6'10" x 5'7"

Kitchen

9'11" x 9'0"



HAINAULT ROAD, LEYTONSTONE

Offers In Excess Of £425,000 Share of Freehold
2 Bed Apartment - Conversion

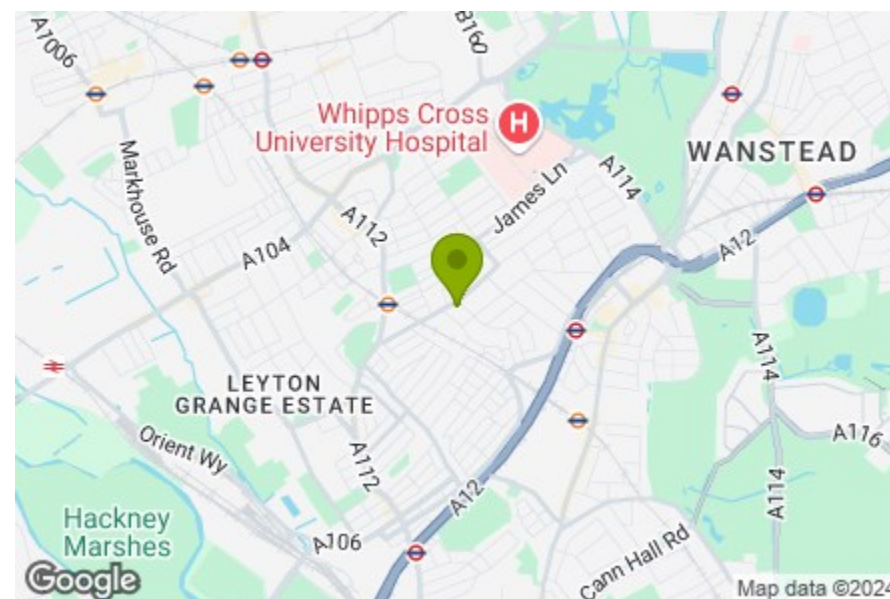


Features:

- Two Bedroom Period Conversion
- Large Bright Reception
- Separate Kitchen
- Chain Free and Long Underlease
- Sash Windows
- Feature Fireplace
- Off Street Parking
- Close to Leyton Midland and Leytonstone Stations

A wonderful two bedroom apartment on the first floor of an attractive Victorian terrace conversion, close to Leytonstone Station. With eye catching original features in a stylish modern setting, it's a gorgeous home in a great location.

Your commute from here to Liverpool Street could be under half an hour door to door, as you've got excellent public transport options. Leyton Midland Road is just around the corner, and Leytonstone is a fifteen minute walk.



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		53	69
		EU Directive 2002/91/EC	

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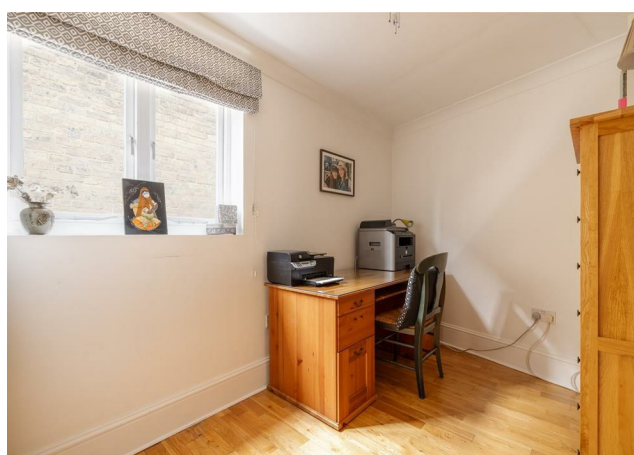
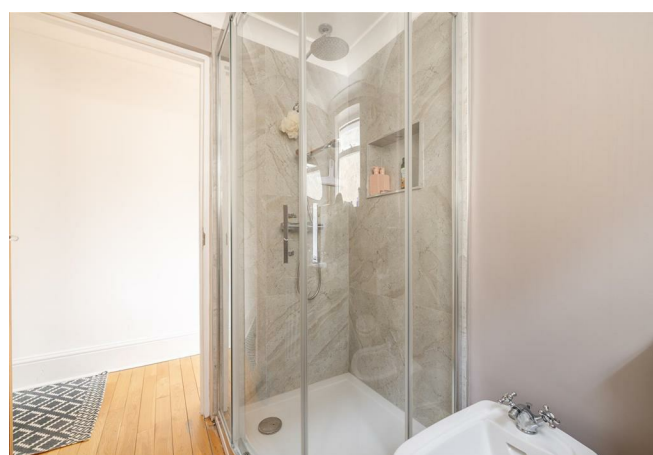
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IF YOU LIVED HERE...

Head inside and up to the first floor landing, where you'll find your kitchen straight ahead. Sitting to the rear, it has an abundance of glossy white units, tiled splashback, and dual aspect windows. Step out of the kitchen to find your shower room to the left, with modern white suite including bidet, and corner shower cubicle with glossy outsize tiling and integrated shelf.

Next along is the first of your two bedrooms, with pine toned engineered hardwood underfoot, as throughout. Your main bedroom is a good sized double, with cornicing around the ceiling (again, as throughout). To the front, with a pair of sash windows for double the natural light, is your showstopping reception. An ornate original fireplace sitting in a chimney breast painted in a rich plum shade makes the space feel delightfully grand.

It's just over half a mile to Leytonstone Station, where you can hop on the Central Line and be at Stratford in barely five minutes, or Liverpool Street in a quarter of an hour. You're also just seven

minutes' walk from Leyton Midland Road for the Overground. Hollow Ponds and Wanstead Flats are both within a mile on foot, while an easy eight minute stroll takes you to High Road Leyton for all your amenities.

WHAT ELSE?

- Your new local is Filly Brook, a modern bar housed in the historic Drill Hall and serving superb food to a vinyl soundtrack. Alternatively, pop into lovely local Greek cafe Bread & Oregano, where you're also welcome to spend as long as you like with your laptop.
- If you're a driver, you'll be pleased to find this home comes with the rare addition of off street parking, so you'll never have to worry about finding a spot nearby.
- Your loft offers substantial extra storage space, and you could potentially convert it to add your own whole new storey (subject to the usual permissions). The property is also presented chain free, with a 994 year lease.



A WORD FROM THE OWNER...

"We have lived here for over 36 years. Our girls went to local good schools and forged long lasting friendships. We have wonderful neighbours and are well placed for both Leyton Midland Overground and Leytonstone tube stations as well as the conveniently placed bus stop opposite. Over the years, we have welcomed good coffee shops, restaurants and breweries which are all within walking distance. We love to walk and have an array of green/open spaces all around. Leytonstone has always been a vibrant community and we have enjoyed living here."

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