

Bedroom
6'5" x 8'6"

Reception Room
10'2" x 14'0"

Bedroom
10'9" x 11'8"

Bathroom
6'10" x 6'5"

Kitchen
10'0" x 11'2"



COLWORTH ROAD, LEYTONSTONE

Offers In Excess Of £440,000 Leasehold
2 Bed Apartment - Conversion



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		73	79
		EU Directive 2002/91/EC	

Features:

- Two Bedroom Period Conversion
- First Floor
- Sash Windows
- Very Well Presented
- Eat In Kitchen
- Close to Leytonstone Tube
- Short Walk To Hollow Ponds
- Upper Leytonstone Location

Bright and full of character, this two-bedroom period conversion has been lovingly restored, with great care taken to preserve the original features that sit alongside the stylish updates, such as the beautiful sash windows.

It's all a short walk to Hollow Ponds at the tip of Epping Forest, while the urban buzz of Leytonstone can also be found just a short stretch away. You've even got easy access to Wanstead, Walthamstow and Leyton. No wonder this part of Upper Leytonstone is so sought-after...

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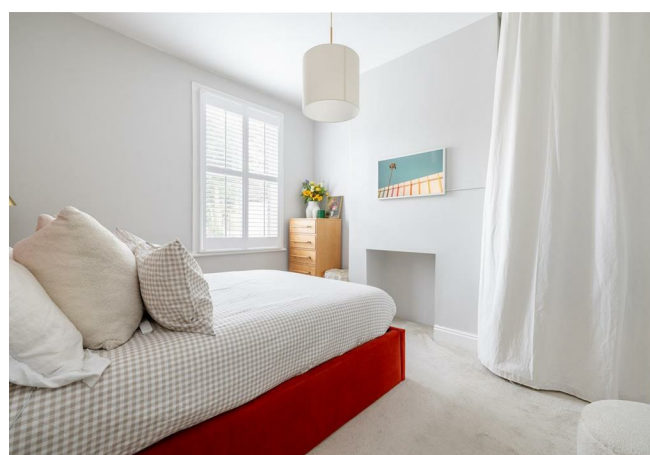
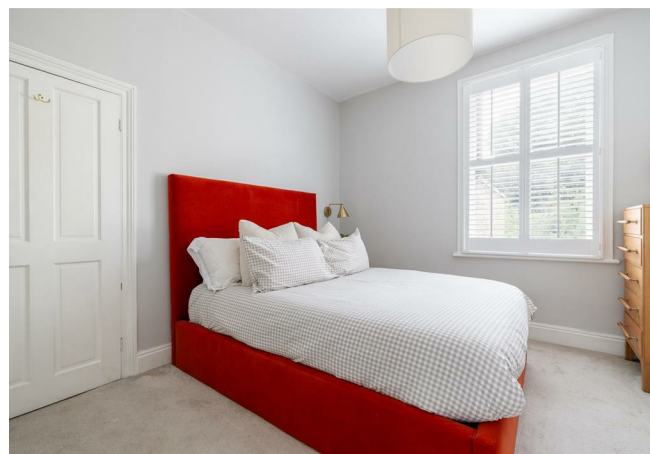
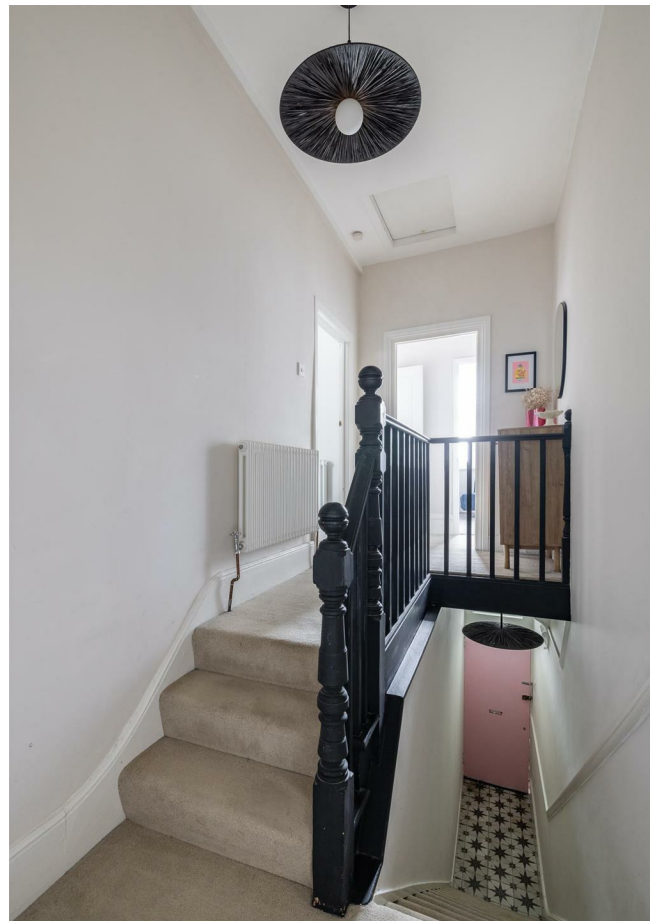
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IF YOU LIVED HERE...

If you don't already know Upper Leytonstone, you'll quickly understand why it's so popular, with those tree-lined streets and its cosy position between the action of the High Road and serenity of Epping Forest.

Inside your home, the reception room is bright and spacious, with the feature fireplace, bespoke shelving, custom shutters, column radiators and vintage-style beading providing a charming ambience. This sublime style continues throughout the home, with the kitchen using dark tones to create timeless feel. The shaker-style cabinets, herringbone tiling and timber worktops are spotless, and the fact that there's room for a dining table will make hosting a dream.

The master bedroom is a generous 120 square foot double, again, with soft carpeting, custom shutters and a column radiator. The second bedroom would make an ideal child's room or home-working area, while the immaculate bathroom that wouldn't be out of place in a boutique hotel, with its over-tub bronze rainfall shower, vintage-style washstand basin, on-trend olive walls and a heated towel rail.

As for the location, it couldn't be better; you're less than a mile from Time Out Restaurant of the Year, Singburi, while hidden gem Panda dim sum is even nearer, as is Homies on Donkeys, which won BBC2's Britain's Top Takeaway.

The burgeoning Grove Green Road neighbourhood is only 13 minutes or so west; take your pick from the equally excellent Filly Brook, Heathcote & Star and Arch Deli there.

Needs to escape further afield? Leytonstone tube is 10 minutes on foot, where you can nip into the West End in less than half an hour. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.

WHAT ELSE?

- If you're craving more nature yet, Wanstead Flats (used to graze cattle as recently as 1996) are just a half mile away, perfect for Sunday strolls or picnics. Within further reach you'll find the peaceful blue waters of Herony Pond and Perch Pond.

- Leyton Midland Road overground is a 17 minute stroll away for trains on the Gospel Oak to Barking line for the delights of Hampstead Heath and a myriad of other comprehensive transport connections. Drivers, meanwhile, can be on the North Circular in seven minutes.

- For your new local may we recommend the North Star? Something of a hidden gem, it's an authentic and friendly pub buzzing with locals and serving up delicious Thai food and pizzas,



A WORD FROM THE OWNER...

"As a young professional couple we really enjoy living in Leytonstone. It is a vibrant, creative, foodie community, with fantastic transport links and the benefit of Epping Forest right on its doorstep. We fell in love with our flat for its original features, working fireplace, high ceilings, and wonderful light, and have lovingly renovated every room. It has been wonderful to host friends and family in our dine-in kitchen, and during lockdown we really benefitted from having a second bedroom, which we used as an office. The flat is just a ten-minute walk to the beautiful Hollow Ponds, which we think gives Hampstead Heath a run for its money! The high street is also ten minutes away and has a variety of great shops and restaurants. Our favourites are the Wild Goose bakery, the Heathcote and Star pub, Mora Italian restaurant, and hidden gem Singburi, which has the best Thai food in London. We also love being within walking distance of Wanstead, Walthamstow, and Hackney."

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