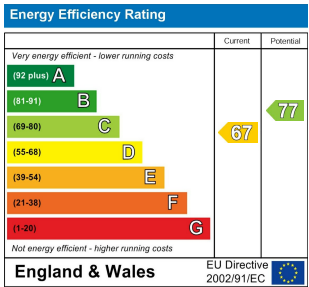
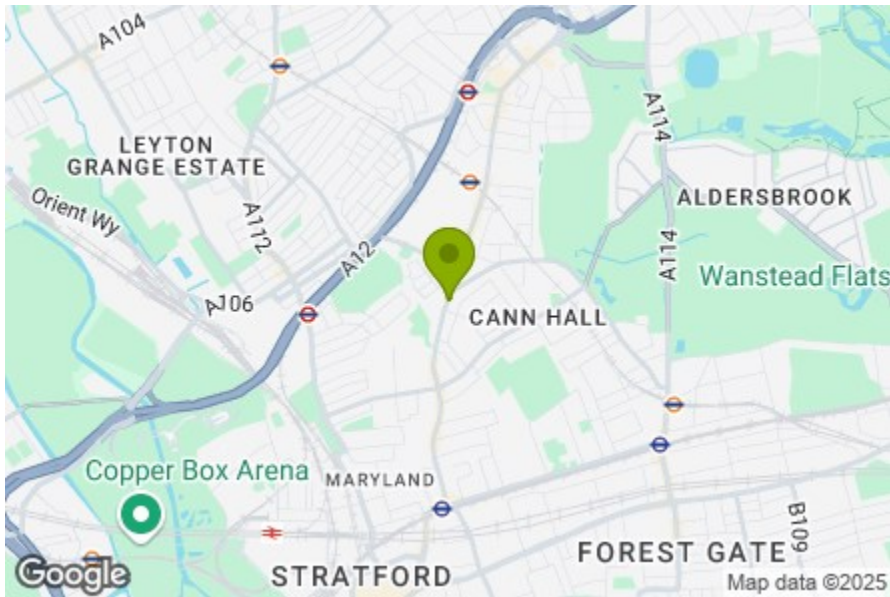




Total Area = 57.5 sq m / 620 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



HIGH ROAD, LEYTONSTONE

Offers In Excess Of £250,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- First Floor Flat
- One Bedroom
- Close to Transport Links
- Garage
- Chain Free
- Close to Amenities

Set on the first floor with its own garage below, this bright and modern one-bedroom apartment is situated in a brilliant part of East London...

Within a ten minute walk, you could be stretching out in nature at the Wanstead Flats, sitting down to dine at Time Out's 'best restaurant' Singburi or jumping on the tube at Leytonstone to enjoy the countless things our capital city has to offer. It's on the market chain-free too.

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IF YOU LIVED HERE...

You'll love the way that neutral decor of this first floor apartment means you can choose between adding your own touches or staying fully minimalist. It'll be a real convenience having a separate kitchen and reception room, and there's plenty of in-built storage to keep clutter at bay. The bedroom is bright and spacious, and the bathroom benefits from an over-tub shower.

The fact that the apartment comes with its own garage coupled with its proximity to the North Circular will delight drivers, but there's plenty that you can enjoy on foot in the neighbourhood...

A few minutes away, Langthorne Park has sports courts, ornamental gardens and green lawns. The favoured hunting ground of Henry VIII, Wanstead Flat is a short stroll away and perfect for fitness fans and picnickers.

For more of an urban buzz, Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. Or head north towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and Arch Deli.

WHAT ELSE?

-Leytonstone High Road station is just 10 minutes walk for the Gospel Oak to Barking line, with Blackhorse Road tube just a seven minute ride away for the super-speedy Victoria line. For direct central line access to the City and West End, both Leyton and Leytonstone tubes are around 15 minutes on foot.

- As well as Singburi, Leytonstone High Road has some over hidden gems, including 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 nearby, plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park.

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 themore 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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