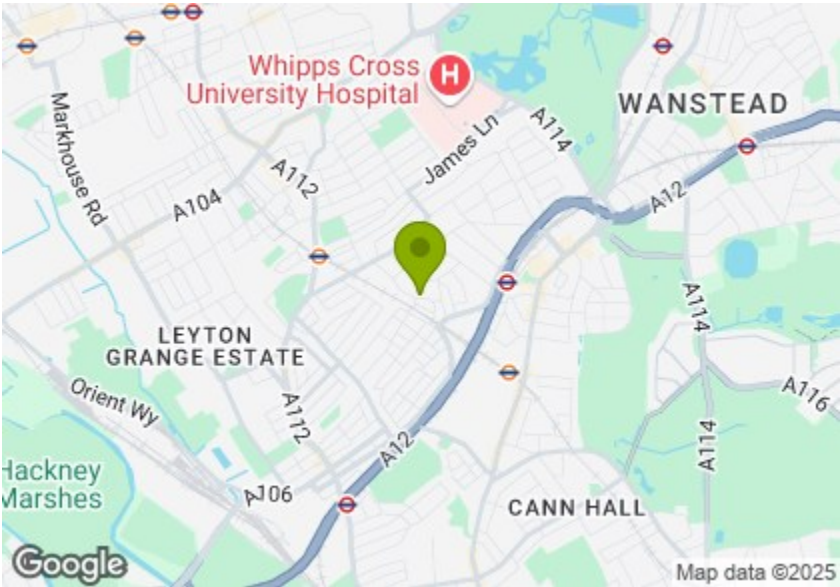
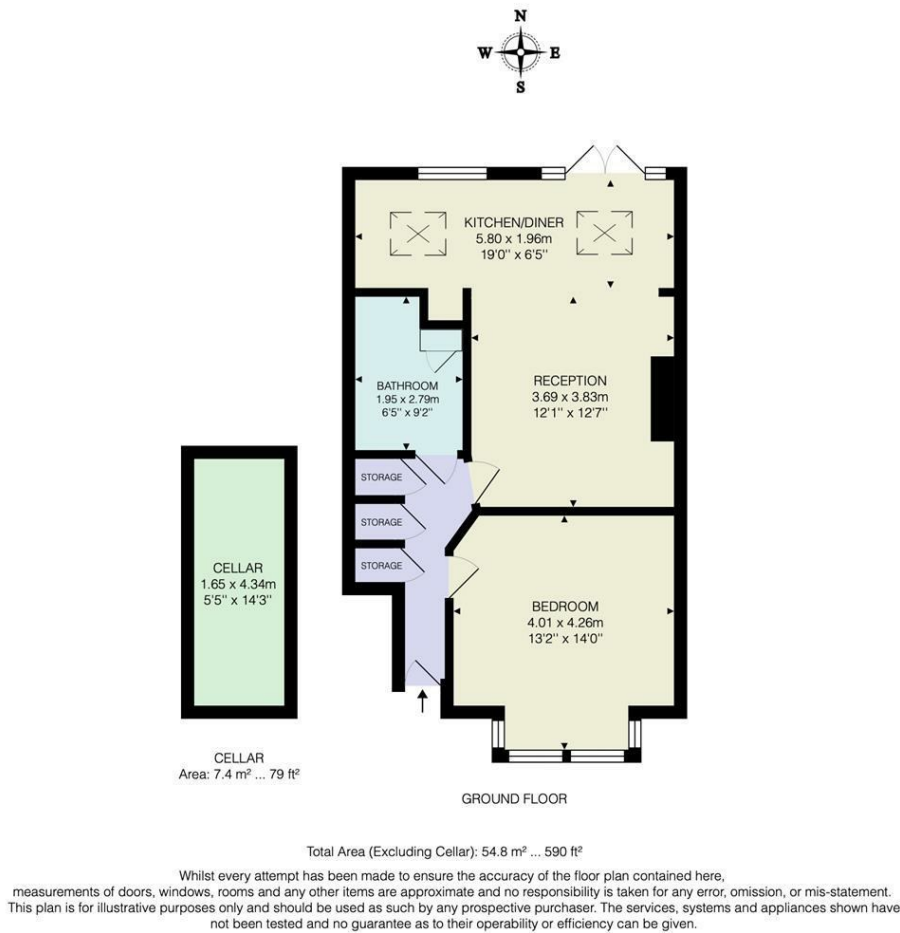


## CAVENDISH DRIVE, LEYTONSTONE

### Offers In Excess Of £425,000 Leasehold

### 1 Bed Apartment



#### Features:

- Spacious One Bedroom Ground Floor Conversion
- Beautifully Renovated By Current Owner
- Private Garden
- Bright Open Plan Kitchen And Reception
- Cellar
- Plenty Of Storage
- Own Front Door
- Short Walk To Leytonstone Station
- Upper Leytonstone Location

Set on the ground floor of a period home, this stunning one-bedroom apartment conversion packs in plenty of perks, including a bright open plan living area, private garden, sole-use front door, cellar, not to mention the immaculate decor throughout.

As for the location, it's situated moments away from the top class amenities found around the thriving Upper Leytonstone neighbourhood - and it's less than ten minutes on foot to Leytonstone tube.

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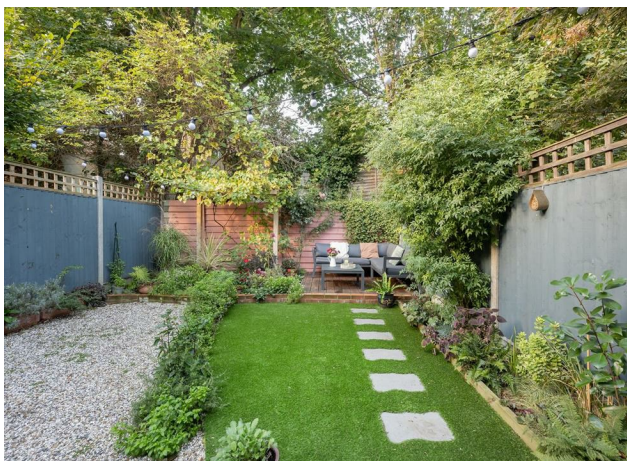
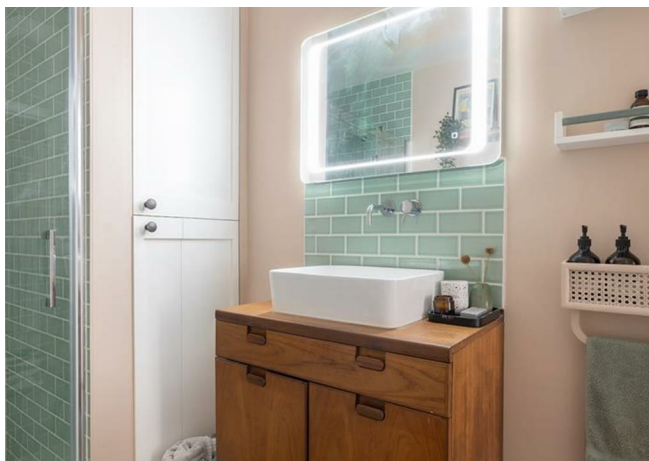
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## IF YOU LIVED HERE...

Thanks to the great love and care that's already been put in, you can enjoy your new home from the moment you move in. The decor is spotless and the original features such as the fireplace alcove and ornate coving sit beautifully alongside touches such as sky lights and bespoke carpentry.

In your open plan kitchen/reception, you'll be delighted by the light that spills in and shows-off the spotless design work. There's plenty of space for dining, lounging and socialising, and you'll love the way that the breakfast bar effortlessly divides the space. The kitchen area is stunning, with herringbone tiling, deep blue shaker-style units and integrated appliances, while the living area benefits from having a charming fireplace alcove as a focal point, with bespoke carpentry either side. The terracotta feature wall gives a feeling of warmth, along with the timber flooring.

When the sun is shining, you'll love spilling out into your beautifully landscaped rear garden, where the leafy climbers bring a brilliant sense of seclusion. As well as the spacious lawn, you've got storage from the shed and a gorgeous raised sun trap seating area.

Back inside, you'll find a similar polished finish in your bathroom, which has the perfect balance between tradition and convenience. There's built-in storage, a unique counter-top basin, a vintage-style towel rail and a walk-in shower.

The bedroom is awash with natural light thanks to the large bay windows, and there's also soft carpeting underfoot, as well as the soft palette, perfect for slumber.

Last but definitely not least, the hallway will be the perfect welcome for guests, with its stunning Claybrook floor tiles. Storage here has been custom-built to utilise all the space, including a pull-out shoe drawer, a heavy duty drawer with shelves, plus a cupboard to hang coats and store cleaning utilities etc. And don't forget you've also got a cellar for more storage options.

Beyond that striking brick frontage, you're perfectly placed for all that Leytonstone has to offer; the Filly Brook, Heathcote & Star and Arch Deli are right on your doorstep and sure to become your new faves, while the excellent amenities of Francis Road are just a short stretch further.

Leytonstone station is around 10 minutes on foot to give you access to the Central Line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, the same distance away.

## WHAT ELSE?

- You'll never be stuck for essentials since there's an abundance of convenience stores on the Leytonstone High Road and the Leyton High Road (you're handily between both), plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park. Looking to get out of London? Drivers are less than ten minutes from the North Circular and M11. Those looking for nature, you are on the doorstep of Epping Forest, Wanstead Park and many other green spaces. - Beyond the Aquatics Centre in the Olympic Park, you'll find East Bank, which is set to be the new cultural heart of London, with world-renowned organisations like BBC Music, Sadler's Wells and a new V&A partnership making it their home.



## A WORD FROM THE OWNER...

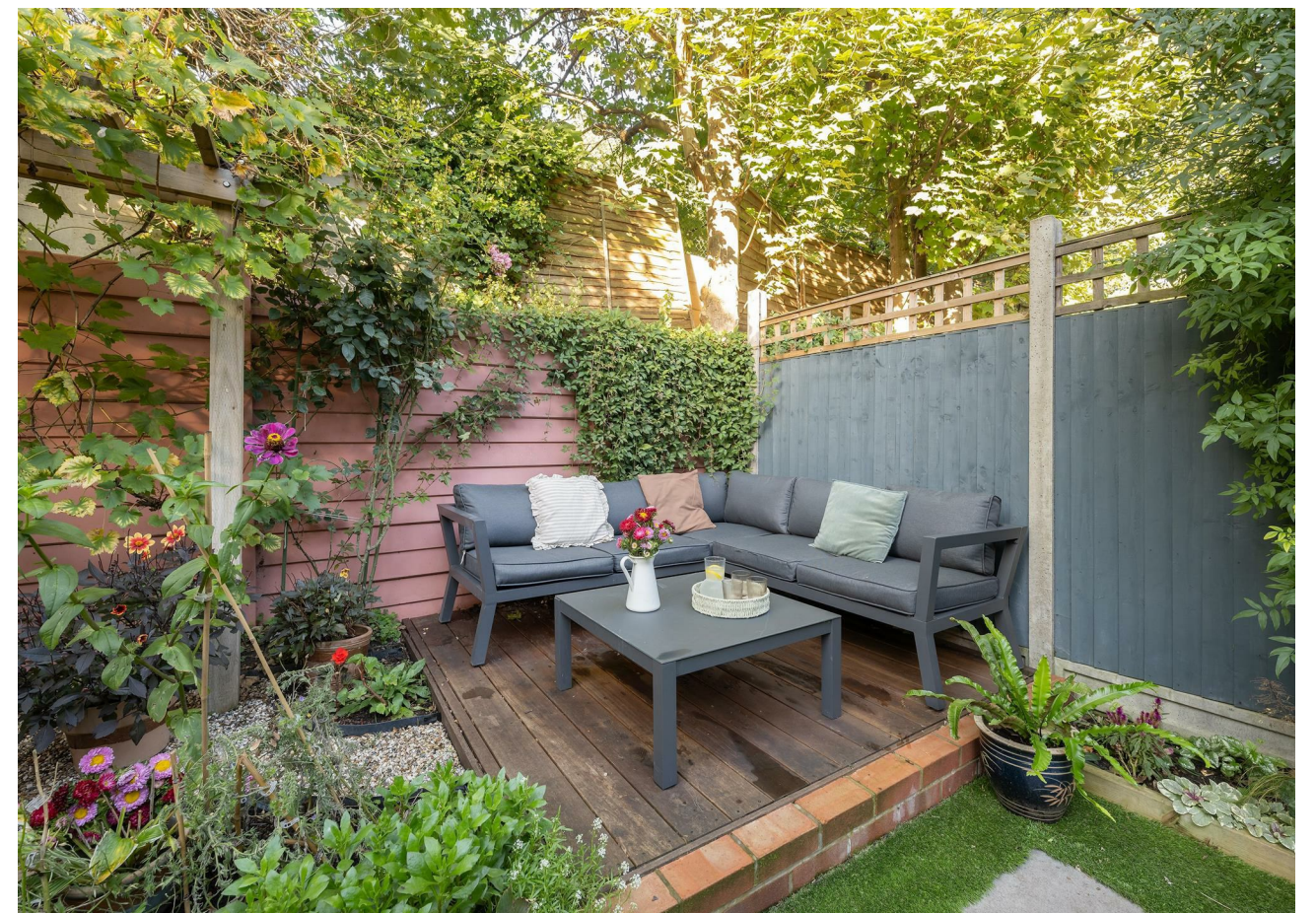
"We have absolutely loved our time living in Leytonstone and have spent the last 5 years carefully designing our dream home, putting a lot of love into every details. Our focus was on creating functional spaces with a particular emphasis on entertaining, as we love having people over. Storage was very important to us, so we incorporated smart, bespoke storage solutions tailored to the space, ensuring every inch was used efficiently.

Our garden is a calm oasis, easy to maintain, and home to a beautiful mature rose bush and grapevine. The decking that extends from the living room creates a seamless indoor-outdoor space in the summer, perfect for relaxing or entertaining. Cavendish Drive is a peaceful, welcoming road and its position as a no-through road adds to the tranquility. It's so quiet that we often forget we're living in a major city.

The location is fantastic—just a short walk to Francis Road, Fillybrook, and the North Star pub, offering great food, coffee, and drinks. We love Leytonstone for its proximity to Wanstead Park and Epping Forest, with both nature and central London reachable in under 20 minutes via the central line or overground which are a 5 minute walk away."

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**Bedroom**  
13'1" x 13'11"

**Reception**  
12'1" x 12'6"

**Kitchen**  
19'0" x 6'5"

**Bathroom**  
6'4" x 9'1"

**Storage**



**Cellar**  
5'4" x 14'2"

**Garden**  
approx. 26'2" x 19'3"



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