

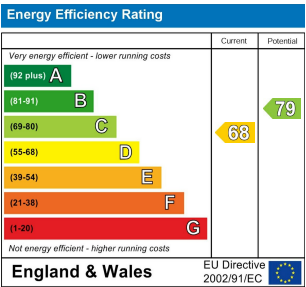
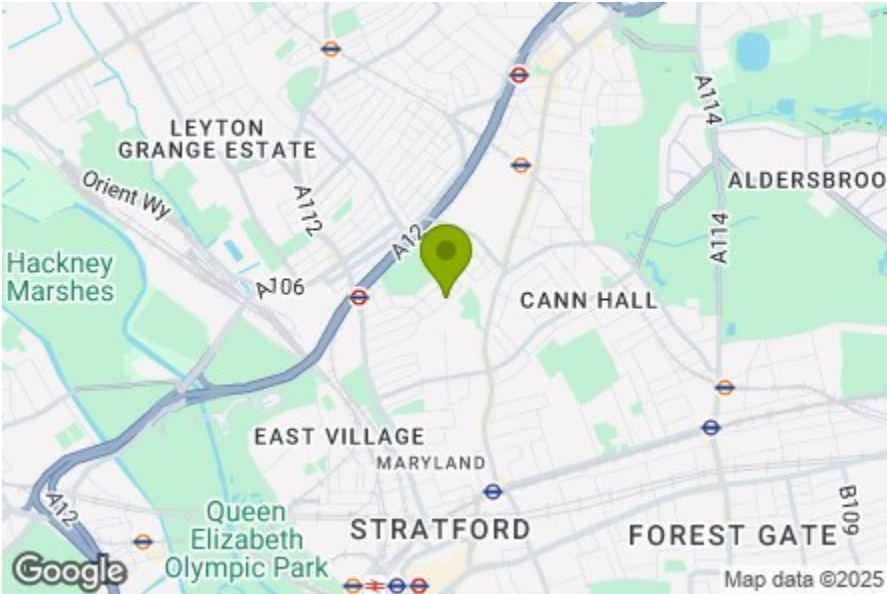
Total Area: 41.7 m<sup>2</sup> ... 449 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Kitchen / Reception Room  
16'3" x 15'5"

Bathroom  
6'5" x 5'7"

Boiler / Storage

Bedroom  
12'5" x 9'5"



## SOUTH BIRKBECK ROAD, LEYTON

### Offers In Excess Of £315,000 Leasehold 1 Bed Flat



#### Features:

- One Bedroom Flat
- Top Floor
- Bright Open Plan Kitchen Reception
- Very Well Presented
- Stylish Modern Bathroom
- Gated Development
- Secure Resident Permit Parking
- Short Walk To Leyton Station
- Close To Langthorne Park

A beautifully presented, one bedroom apartment, on the second floor of a smart, gated development with secure parking. You have a wonderful, open plan kitchen/reception room, stylish bathroom. All just moments from peaceful Langthorne Park.

It's only ten minutes on foot to Leyton station, where swift Central line services whisk you through to Liverpool Street in thirteen minutes and Oxford Circus in twenty three.

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#### IF YOU LIVED HERE...

Entering the bright, L shaped entrance hall, you'll find your 245 square foot, open plan kitchen and reception room on your right. Two wide windows at the opposite end fill the space with natural light and immaculate engineered hardwood flooring flows across the floor. Smooth, matt grey cabinets contrast beautifully with glossy, white, herringbone splashbacks and the solid, white worktops and breakfast bar are topped off with a striking designer suspended lightpiece.

Your handsome double bedroom sits across the hall, with bespoke, wall to wall shelving, hanging space and fitted drawers. Toes sink into plush, velvety carpet underfoot and the gentle neutral colour scheme makes for calm atmosphere. Between the bedroom and reception room you'll find your luxurious bathroom, with more of that pristine, white herringbone tilework, modern ebony fixtures and fittings and dark, mosaic flooring. A refreshing rainfall shower sits over your double ended tub.

Langthorne Park is just moments from your front door, where you can make work out on the outdoor gym facilities, walk around the beautiful ornamental garden or soak up some rays on the steps of the outdoor amphitheatre. Your new local will be The Leyton Star, less than ten minutes away on foot. Here there's a roaring log fire indoors and a spacious heated seating area outside. This friendly, traditional East End pub has a laid back vibe and serves delicious freshly made burgers to go with your drinks.

#### WHAT ELSE?

- High Road Leytonstone and High Road Leyton are both a six to eight minute walk away, both home to a fine range of amenities and great places to eat and drink.
- It's well worth the twelve minute stroll to Cascais Deli, where you can drink the best Portuguese coffee and sample their delicious pastel de natas.
- FIGO restaurant on High Road Leyton is a dining destination not to be missed, serving authentic Italian plates and a meticulously curated selection of fine wines.



#### A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

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