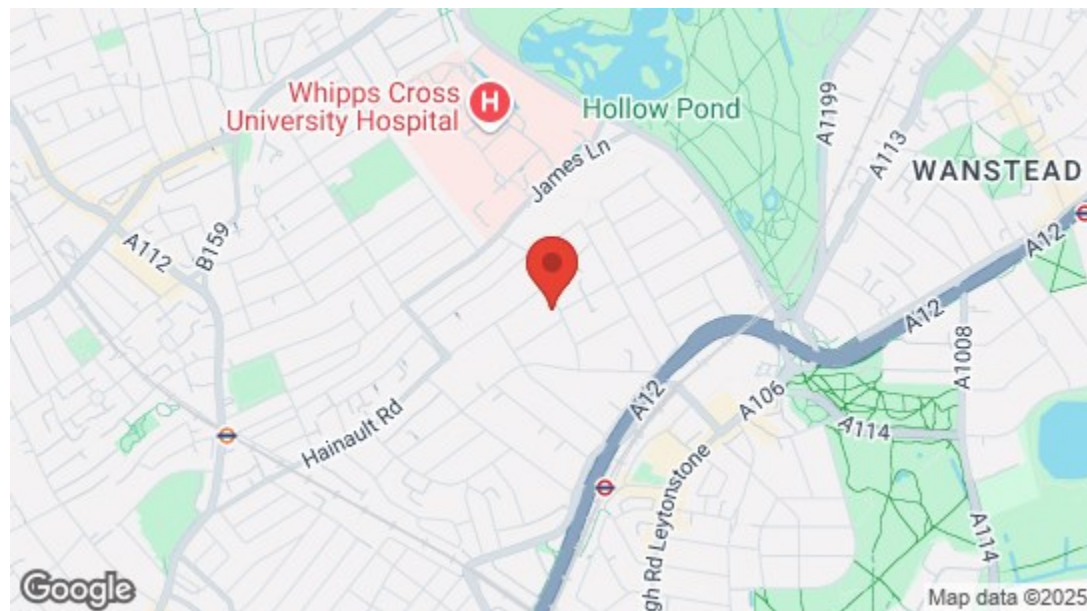





Total Area (Excluding Eaves Storage): 139.0 m<sup>2</sup> ... 1496 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>65</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

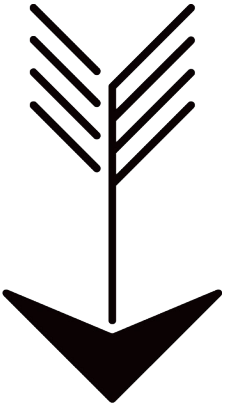






## Features

- Victorian Terrace House
- Four Bedrooms
- Period Features Throughout
- Close to Leytonstone Underground
- West Facing Garden
- Close to Hollow Ponds
- Driveway
- Upper Leytonstone
- Converted Loft
- Potential to extend STP



A grand and immaculate four bedroom Victorian terrace, peacefully situated just a short walk from Epping Forest and Hollow Ponds. Leytonstone underground is a mere half a mile on foot, for the speedy Central line direct to the City.

An irresistibly inviting gem, your interior blends elegant period features with high end designer style and a welcoming family feel. A private west facing garden awaits to the rear.



### 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 Back to Ours, 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 the more 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









#### ➡ IF YOU LIVED HERE

You'll step into your bright hallway with vintage wooden floorboards underfoot and a timber staircase rising ahead for your first glimpse of the flawless vintage style flowing throughout. Take a left through double internal doors for your through lounge, brightly lit by that classic bay window. The foremost space is finished in tranquil sage green while to the rear you have a charming pale peach paint job.

To the rear you have your sleek and expansive contemporary kitchen and diner, an impressive twenty seven feet in depth. The dining area is bathed in light from a smoky box bay window, while slate tilework flows underfoot. Into the kitchen itself and pristine white quartz countertops sit above curvaceous cabinets and extend seamlessly into a matching splashback. To the rear you'll find a handy and flexible utility space, as well as a spare WC. Upstairs your family bathroom's a masterpiece with roll top, clawfoot tub and dedicated rainfall shower cubicle.

For the sleeping arrangements, you have four bedrooms laid out across two floors. Your first two double sleepers combine vintage floorboards with modern trim and plenty of natural light. Your converted loft is a fully fledged second storey, with two more bedrooms, welcoming and plush with soft carpets and minimalist decor. The principal sleeper treats you to rooftop views from the Juliet balcony while your second bathroom's a boutique, skylit affair, with metro tilework and slate grey flooring.

Outside there's no shortage of nature to get lost in. Endlessly explorable Epping Forest and the blue waterways of Hollow Ponds are both around a half mile on foot, with the latter offering rowboats for hire. For your new local, check out The Filly Brook, a cafe, bar and vinyl store selling records from the owner Simon's two record labels. Just a half mile on foot. A little further along you'll find the Heathcote and Star, a much loved traditional pub with a community feel and live music events.

#### WHAT ELSE?

- You have a long driveway, London gold dust for car owners. Drivers can be on the North Circular in around fifteen minutes.
- You can head directly to the banks of the River Thames via Leyton Midland Road overground station, less than a mile from your doorstep and takes you straight to Barking Riverside.
- There are around twenty primary/secondary schools less than a mile away on foot. One of the closest, Barclay Primary, achieved a rating of 'Outstanding' at the latest inspection.

