

Reception Room
19'6" x 11'10"

Kitchen
12'1" x 8'2"

Bathroom
9'1" x 6'2"

Bedroom
13'1" x 12'1"

Bedroom
9'2" x 7'11"

Garden
32'9"



FAIRLOP ROAD, LEYTONSTONE

Asking Price £475,000 Leasehold
2 Bed Apartment - Conversion



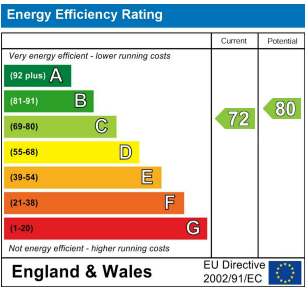
Features:

- Two Bedroom Period Conversion
- Seperate Kitchen
- Large Reception
- Private Garden
- Moments to Leytonstone Tube
- Close to Hollow Ponds and Bushwood

Ideally positioned between the buzzing scene of Leytonstone and the calm of Hollow Ponds, this two-bedroom apartment occupies the first floor of a striking period property, with plenty of perks inside and out, from the spacious reception and separate kitchen to the large leafy garden at the rear.

You've got a huge array of top class amenities on your doorstep, but if you need to travel further afield, Leytonstone tube is mere minutes away, where you've got access to the Central line for speedy trips to the City and West End.

REQUEST A VIEWING
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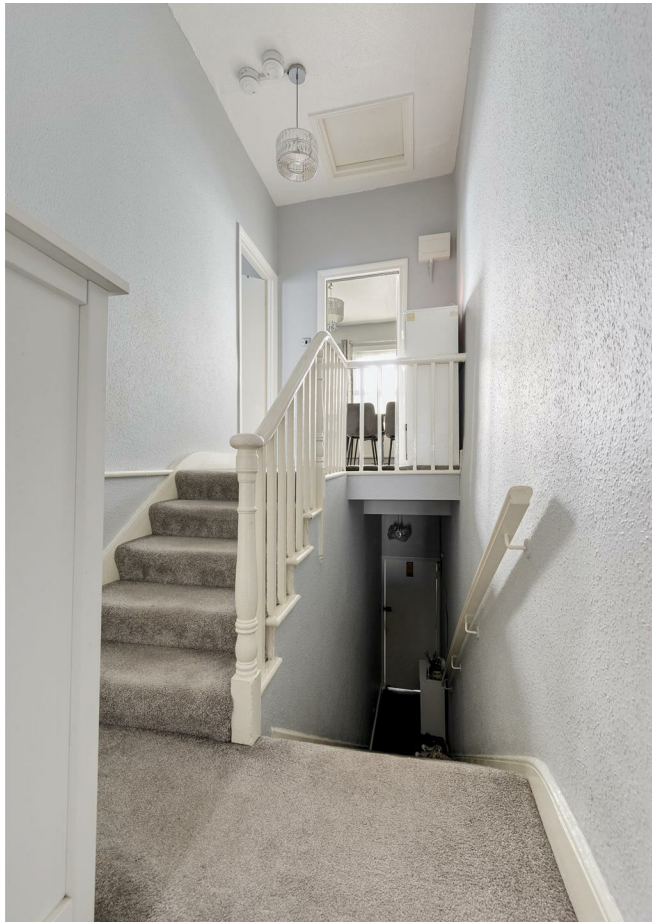
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IF YOU LIVED HERE...

You'll love the sense of space that this home provides. You're set up well with the front reception room which is bathed in light from the generously-sized windows. Both bedrooms are a good size, with the smart layout meaning that not an inch of space is wasted - of course, the smaller of the two could be used as a home office if preferred.

The kitchen is modern with well designed units, smart appliances and stylish monochrome tiling. This contemporary theme is continued in the pristine bathroom, which is well planned with an over-tub shower and floor-to-ceiling marble-style tiling.

You'll love making the most of your spacious garden, which can be accessed via a charmingly designed timber staircase - perfect for catching rays when the sun is shining.

As for the location, you're perfectly positioned to enjoy the eclectic spots found around the nearby Grove Green Road hub, including the Filly Brook, Heathcote & Star and the Northcote Arms - one of our faves. Or foodie highlights off the

Leytonstone High Road include hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway. But there's plenty more to explore, from Leyton's Francis Road to Forest Gate's Winchelsea Road.

Leytonstone tube is only a few minutes away, ensuring you can easily nip to central London on the Central line.

WHAT ELSE?

- As well as being a few minutes to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line - handy if you want to nip to the Essex seaside.
- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south via the Bushwood area - renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes - and you'll find the Wanstead Flats, once the favoured hunting ground of Henry VIII. Hollow Ponds, at the tip of Epping Forest, is also walking distance.
- You'll never be stuck for essentials since there's an abundance of convenience stores on Leytonstone High Road, 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, home to great gastro pubs like Leytonstone Tavern and The Red Lion, as well as bistro cafés like The Wild Goose Bakery and Back to Ours. There's also the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is rich in history, with interesting and beautiful Grade II listed buildings such as St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, a notable MP and conservationist. There's also St Andrew's Church, built between 1886 and 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 active-minded. Wanstead Park, in the former grounds of Wanstead House, features walking trails, cycle paths, and several ornamental lakes — a fantastic place to relax, exercise, and soak up some local history. With an array of buses and the nearby Central Line underground station, you can be in the City and surrounding areas in just minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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