



## TEESDALE ROAD, LEYTONSTONE

Offers In Excess Of £485,000 Share of Freehold  
3 Bed Apartment - Conversion



### Features:

- Victorian Conversion
- Share of Freehold
- Private Garden
- Three Bedrooms
- Close to Hollow Ponds
- Ground Floor Flat
- Close to Leytonstone Station

Occupying the ground floor of a striking Victorian property in Upper Leytonstone, this three-bedroom apartment will be a head turner for anyone keen to lay down some roots, spread out and make the most of a thriving local community.

As well as the immaculate decor, highlights include the spacious living space and west-facing garden at the rear. Hollow Ponds is a mere block away, while other amenities include Leytonstone station - 10 mins on foot. Wanstead and the Brushwood area are both walking distance too.

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#### IF YOU LIVED HERE...

If you don't already know this neighbourhood, you'll quickly understand why it's so popular, with those tree-lined streets and its cosy position between the action of Leytonstone and serenity of Hollow Ends at the tip of Epping Forest.

Once inside your bright home, you'll love the amount of space - it comes in at 655 square feet, with a smart layout that utilises the four-step difference in level. At the rear, you'll find your dual aspect reception room, where highlights include the beautiful engineered parquet and striking rust-coloured feature wall. The patio doors lead out to the large west-facing garden, which is bursting with leafy foliage alongside the spacious lawn and convenient shed.

Back inside, you'll appreciate that the kitchen overlooks the rest of the living space so you enjoy the flow of light and chat with guests while making the most of the smart units and high spec appliances.

On the other side of your hallway, you'll find three smart bedrooms and an equally stylish family bathroom, where you'll enjoy the metro brick tiling with contrast grouting and the sleek fittings.

As for the location, it couldn't be better; you're around ten minutes from the much-loved taqueria Homies on Donkeys (winner of BBC2's Britain's Top Takeaway), while the burgeoning Grove Green Road neighbourhood is less than a mile.

You're also brilliantly near the sought-after Brushwood area, where there are more excellent perks, including the North Star, a friendly pub that famously serves up the winning combo of both Thai food and pizza.

Needs to escape further afield? Leytonstone tube is 10 minutes on foot, where you can nip into the West End in less than half an hour.

#### WHAT ELSE?

- As well as being close to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barkingside 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.
- Need to buy everything on your shopping list in one convenient swoop? Get off the Central line two stops down from Leytonstone at Stratford and visit the epic Westfield.



#### 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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**Reception Room**

**Kitchen**  
5'4" x 15'6"

**Bathroom**

**Bedroom**  
11'5" x 5'8"

**Bedroom**  
11'5" x 9'9"



**Bedroom**  
6'1" x 9'2"

**Garden**  
36'1"



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