



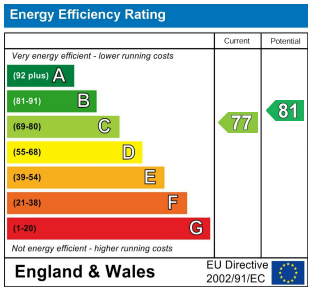
Reception  
15'4" x 12'1"

Kitchen/ Diner  
9'4" x 12'10"

Bedroom  
9'10" x 12'0"

Bedroom  
11'5" x 13'9"

Bathroom  
6'5" x 6'6"



MORNINGTON ROAD, LEYTONSTONE

Offers In Excess Of £485,000 Share of Freehold

2 Bed Flat



Features:

- Two Bedroom Flat
- First Floor Conversion
- Stylishly Designed Throughout
- Eat In Kitchen
- Converted Loft
- Two Double Bedrooms
- Bushwood Location
- Short Walk To Leytonstone Station
- Share Of Freehold

Set in the much sought-after charms of the Bushwood area, this two-bedroom property is enviably positioned a short walk from the vibrant high street and Leytonstone Station on the central line, as well as access to the vast green space of Wanstead Flats. Stylishly designed throughout with a loft conversion already completed, kitchen/diner and share of freehold for added peace of mind; you'll love living in the tight-knit active community and exploring everything this trendy area has to offer.

REQUEST A VIEWING

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#### IF YOU LIVED HERE

Approached via a charming walled front area, this beautifully designed and decorated first-floor apartment sits on a quiet, attractive residential street in the heart of Leytonstone. Set within a characterful Victorian conversion, the home exudes warmth and thoughtful design throughout.

Upon entering, it's immediately clear how much care has been poured into this stunning property. The living room is a welcoming space, featuring built-in cupboards and shelving on either side of the chimney breast. A restored ornamental fireplace serves as a striking focal point, while original wooden flooring enhances the room's character. Natural light streams through two large windows, stylishly dressed in plantation shutters, and a sleek vertical radiator adds a contemporary architectural touch.

Off the landing, you'll find the first bedroom—a generously sized, light-filled double spanning 109.20 ft². The built-in wardrobe complements the bold chartreuse door, which also features handy built-in shelving above, a clever touch to maximise space.

The family bathroom exudes a minimal and contemporary aesthetic, with floor-to-ceiling white tiling beautifully offset by a petrol-blue floor. A full-size bath with a glazed shower combination, a window for ventilation, and soft downlighting create a relaxing and modern atmosphere.

To the rear, the kitchen-diner is a bright and inviting space, benefiting from morning sunshine thanks to its northeast-facing aspect—an ideal setting to greet your day over breakfast. Running the full length of the room, the fitted kitchen features integrated appliances, natural wood countertops, and a crisp white tiled splashback, creating a sociable and functional space for meal preparation. Generous storage, including open shelving, ensures a place for everything, while the striking teal flooring adds a bold design contrast.

Heading upstairs, the converted loft houses a stunning second bedroom spanning 159.85 ft². Broad wooden flooring painted in Farrow & Ball Railings and built-in cupboards at both ends provide ample storage, while views over the quiet street below complete this serene and stylish retreat.

#### WHAT ELSE?

Location is everything, and here you'll find yourself effortlessly connected—just a short stroll to Leytonstone tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The central line takes you to Stratford in 6 mins, Liverpool Street in 12 mins and the West End in 30 mins. For everyday essentials, High Road Leytonstone is at your doorstep, featuring a fantastic mix of trendy cafés, popular restaurants, and well-known supermarkets, including a Tesco Superstore and the newly opened Aldi. Nature lovers will adore the abundance of nearby green spaces, including the vast and scenic Wanstead Flats—perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.



#### 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, 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."

Geida Jasiukaityte  
E11 Area Lettings Manager

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