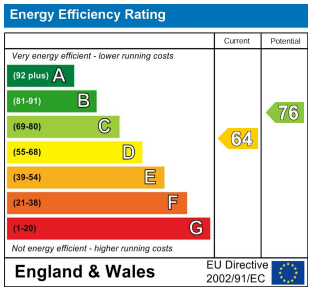


Second Floor

Total Area: 32.3 m<sup>2</sup> ... 348 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## COLWORTH ROAD, LEYTONSTONE

Offers In Excess Of £240,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Flat
- Close to Leytonstone Station
- Good Decorative Order
- Communal Balcony
- Close to Leytonstone High Street
- A Short Walk To Leytonstone Station
- Close to Hollow Ponds
- Chain Free

This well-presented one-bedroom apartment offers light-filled, comfortable living in a superbly connected spot. Set moments from the vibrant energy of Leytonstone High Street, you're ideally placed for an array of shops, cafes, and local amenities, while Leytonstone station is just a short stroll away for swift links into the City. Enjoy peaceful green escapes with Hollow Ponds and Epping Forest close by, perfect for weekend walks or outdoor adventures. With the added benefit of a communal balcony, attractive decorative order throughout, and no onward chain, this is a fantastic opportunity for first-time buyers or investors alike.

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#### IF YOU LIVED HERE...

Step inside to a bright and welcoming reception room, where a transom window above the front door and a large front-facing window flood the space with sunlight. Wood-effect flooring runs underfoot, adding warmth and character, while built-in storage cupboards with charming period-style doors offer a practical touch without compromising on style. This generously sized room provides ample space for both relaxing and dining, with a layout that feels effortlessly inviting.

From here, the kitchen is conveniently accessed, thoughtfully arranged with smart dark cabinetry, tiled splashbacks, and generous worktop space for preparing meals. A window above the sink draws in daylight, keeping the space feeling airy and pleasant.

At the rear of the property, the bedroom enjoys wonderful natural light thanks to multiple windows positioned across different aspects, creating a serene and sunlit atmosphere. There's plenty of space for a double bed along with additional furnishings, offering a comfortable and restful retreat.

The bathroom is neatly appointed with a full-sized bath and overhead shower, set against fresh white walls. A side window enhances the bright, simple feel, letting in natural light and ventilation.

Beyond the front door, you'll find yourself perfectly placed to enjoy the vibrant surroundings of Leytonstone. The lively high street is dotted with an eclectic mix of independent cafes, traditional pubs, and local shops, creating a friendly, down-to-earth atmosphere with a strong sense of community. Green spaces are wonderfully close at hand, with the open expanse of Wanstead Flats and Leyton Flats offering an escape into nature, while the tranquil waters of Hollow Ponds invite peaceful walks, picnics, or even a spot of boating, all nestled within the broader sweep of Epping Forest. Just a short stroll away, Francis Road brings a village-like feel with its curated selection of boutiques, coffee spots, and artisan bakeries, adding to the area's relaxed yet vibrant appeal. Altogether, it's a neighbourhood that blends urban convenience with green, open spaces, offering a little something for every pace of life.

#### WHAT ELSE?

For travel connections, Leytonstone station is comfortably under ten minutes away on foot, putting the Central line within easy reach for quick journeys into the City and West End. Overground services are also accessible from Leytonstone High Road station, offering further links across London. With both underground and overground options nearby, commuting and exploring the capital couldn't be simpler, while the local bus routes add to the excellent transport network serving the area.



#### A WORD FROM THE OWNER...

"This block has such a wonderful sense of community that the neighbours have become great friends. It's been the perfect home for me with its location within Leytonstone, a short walk to both green spaces and great places to eat and drink, especially with the new addition of Out Of The Woods on the road for amazing coffee and food and the great selection of pubs on the high road it really makes you feel spoilt for choice."

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