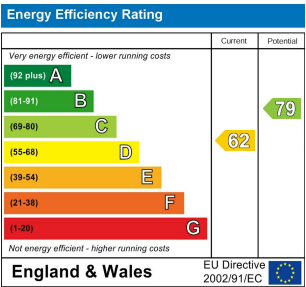


Total Area: 53.1 m<sup>2</sup> ... 572 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## FERNDALE ROAD, LEYTONSTONE

Offers In Excess Of £365,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- Victorian Conversion
- One Double Bedroom
- Eat in Kitchen
- Good Decorative Order
- Close to Wanstead Flats
- First Floor
- Close to Leytonstone Station
- 3-Min walk to Leytonstone High Road Station

Brimming with period charm and bathed in natural light, this generously proportioned one-bedroom apartment enjoys an enviable position in Leytonstone. With the vibrant neighbourhoods of Leyton, Forest Gate, and Bushwood just a short walk away - and the expansive green space of Wanstead Flats right at the end of the street - this location truly offers the best of both worlds.

Inside, you'll find plenty to love, from the bright and traditional reception room to the conveniently modern dine-in kitchen. Storage space is generous too, so you can keep things looking effortlessly tidy. Leytonstone station is just a ten-minute stroll away, making trips to the City or West End a doddle - and Leytonstone High Road station is even closer.

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E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

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0203 369 1818

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#### IF YOU LIVED HERE...

Tucked away on the first floor beyond that timeless period facade, you'll find 572 square foot of immaculate space. The reception has been beautifully designed, with bespoke carpentry, pristine decor, timber flooring, ornate beading and a striking fireplace surround, all bathed in light from the generously-sized windows.

The bedroom is a solid double with more spotless decor and bespoke storage. Meanwhile, the dine-in kitchen hits the sweet spot between being characterful but also modern, with its metro brick tiles, sleek worktops and smart units. The bathroom is just as elegant, with more glossy tiling and a stylish terrazzo-style floor.

Outside, you'll be delighted by your neighbourhood. To the north, Bushwood is renowned for its wide tree-lined streets of grand Victorian and Edwardian homes. Meanwhile, you'll never be stuck for essentials since the Leytonstone High Road is mere metres away. There's a long-awaited M&S due to open there imminently, while other highlights include BBC2's Britain's Top Takeaway winner, Homies on Donkeys, sensational dining option Mum Likes

Thai Food, the newly-restored Red Lion pub and three-time CAMRA community pub of the year winner, the North Star. Even closer, you'll find Back to Ours - perfect for coffee and pastries before or after a stroll around the glorious Wanstead Flats.

#### WHAT ELSE?

- Needs to escape further afield? Leytonstone tube is 11 minutes on foot, where you can nip into the West End in less than half an hour on the Central line. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.
- Leytonstone High Road station is just a three minutes walk for the Suffragette line - handy if you want to nip to the Essex seaside or Hampstead Heath.
- We're barely even scratching the surface with the local amenities. Forest Gate's Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Pretty Decent Beer, The Wanstead Kitchen, Joyau Wine and Wild Goose Bakery. Or head towards the Grove Green Road hub, where you'll find more excellent amenities, including Filly Brook, Heathcote & Star and the Northcote.



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

"This flat is the perfect spot for a first time owner - I've absolutely cherished living here, and of the decade I've lived in London, Leytonstone has been my favourite spot so far. The flat is a very generous size, with high ceilings and so much natural light - house plants love it! Wanstead Flats is a mere two minute walk away, a beautiful spot for summer picnics and dog walks, with plenty of independent cafes and bars a stone's throw away. The road is quiet with a real community feel - the neighbours are lovely and everyone looks out for one another."

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