

ASHBRIDGE ROAD, UPPER LEYTONSTONE
£2,200 Per Calendar Month
2 Bed Flat



Features:

- Available Now!
- Two Bedrooms
- Period Conversion
- Private Garden
- Ground Floor
- Conservatory
- Upper Leytonstone
- Immaculately Presented

A strikingly appointed, flawlessly finished two bedroom garden apartment on the ground floor of a substantial Edwardian terrace, brimming with richly restored original features. All just moments from Epping Forest and Leytonstone tube.

Your private rear garden is just as pristine as everything else. A lush length of lawn flanked by flourishing foliage, all barely overlooked and ending in a secluded gravelled seating area, overhung by mature greenery.

REQUEST A VIEWING
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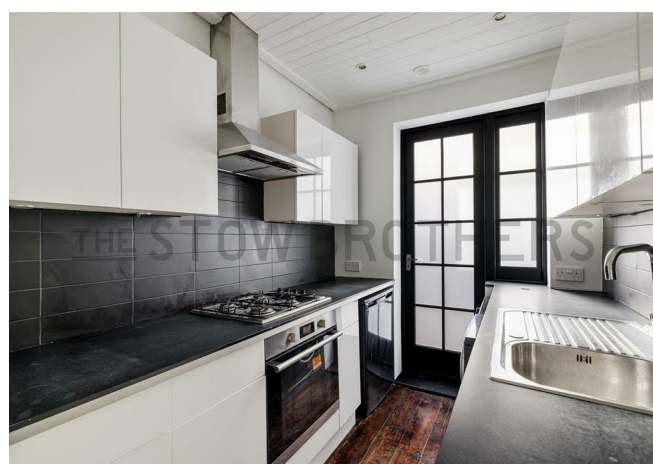
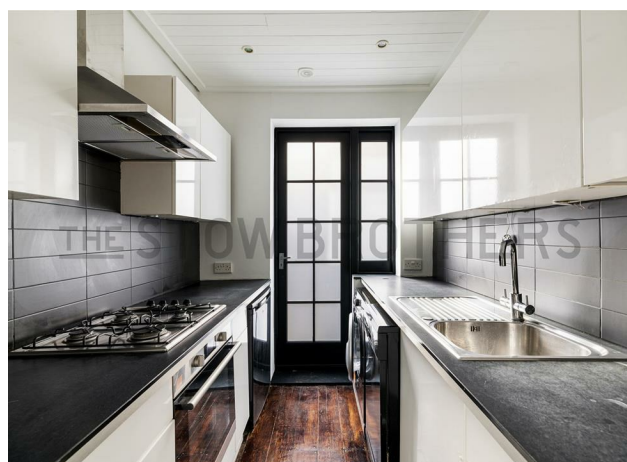
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IF YOU LIVED HERE...

You'll have a range of breathtaking spaces to stretch out in. Your principal bedroom to the front totals over 200 square feet, with dark stained vintage floorboards restored to a mirror polish underfoot, pristine white walls, blank hearth and floods of natural light thanks to that oversized box bay window. Bedroom two is another double, and similarly styled.

Next along is your kitchen, home to a sleek suite of cabinetry below grey letterbox splashbacks and dark, slate-style worktops. Your bathroom keeps things going in style, with a backdrop of mini grey letterbox tiles and a rainfall shower over the tub. To the rear, your reception totals an impressive 170 square feet, with more of those dark, high gloss timber

floorboards and a rear wall of French doors and transom windows giving onto your gloriously bright conservatory. Another 100 square feet of social space, letting you enjoy the garden all year round.

Outside and it's less than five minutes on foot to Leyton Flats, from here you can follow the greenery all the way to Epping Forest for an endless natural escape. Along the way stop off at Hollow Ponds, just ten minutes from your front door, for summer cafes and row boat hire. Elsewhere, Leytonstone tube station is just half a mile on foot for the Central line, direct fourteen minute runs to Liverpool Street and a door to door City commute of well under half an hour.



WHAT ELSE?

- Leytonstone High Road is just over five minutes away on foot, and home to a diverse range of bars, cafes, restaurants and gastropubs. Be sure to check out the stately surroundings of the recently refurbished Red Lion.
- Heading to the West End? Tottenham Court Road is just twenty one minutes direct on the Central line.
- Wanstead Village is well worth the fifteen minute stroll of a weekend. The bustling heart of this lively East London village, here you'll find a further choice of charming bars, pubs and cafes.

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Reception Room

12'2" x 14'0"

bathroom

7'9" x 4'11"

Kitchen

7'9" x 6'5"

Bedroom

11'10" x 11'3"

Bedroom

13'3" x 16'7"

conservatory

11'1" x 9'1"

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