

Kitchen/Diner  
14'4" x 13'5"

Lounge  
11'3" x 10'9"

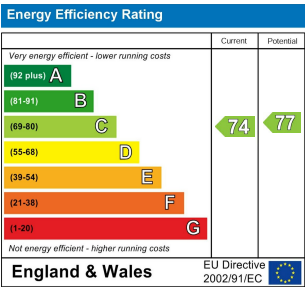
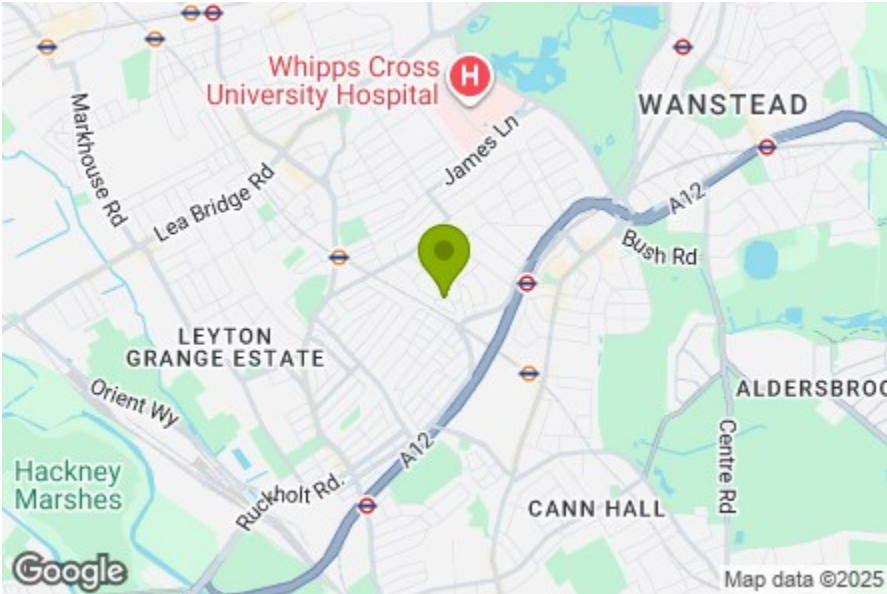
Bathroom  
8'2" x 4'5"

Bedroom  
10'7" x 11'5"

Bedroom  
9'1" x 9'2"

Loft space  
120'4"

Total Area (Excluding Loft Space): 58.5 m² ... 629 ft²  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CAVENDISH DRIVE, LEYTONSTONE

Offers In Excess Of £450,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Apartment
- Set within a Double Fronted House
- Large Kitchen diner and Separate Reception Room
- Upper Leytonstone Location
- Large Unconverted Loft
- Brand New 177 Year Lease, no ground rent
- No Service Charge
- Council Tax Band B

A fantastic two-bedroom period conversion set within a glorious double-fronted home, which comes with the ripe potential of having an unconverted loft.

Situated moments away from the brilliant bars, eateries and delis found around the Upper Leytonstone neighbourhood, this area has moved beyond 'up and coming' status into 'hot new destination' territory. What's more, it's less than ten minutes on foot from Leytonstone tube.

REQUEST A VIEWING  
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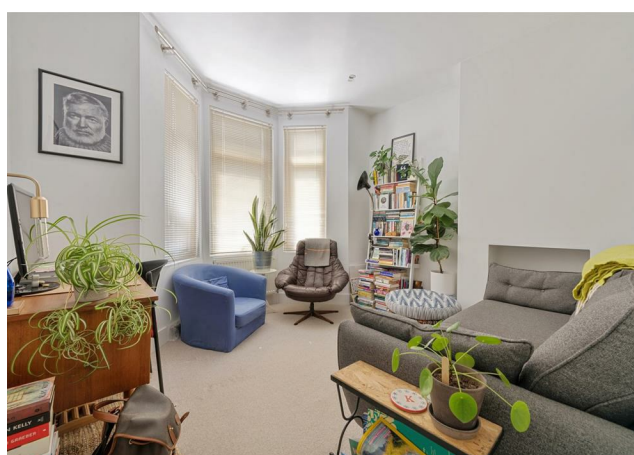
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#### IF YOU LIVED HERE...

It'll take a long time before the novelty of walking up to your grand double-fronted home wears off, and the first floor apartment is just as stunning on the inside too. You benefit from having a separate reception room and kitchen-diner, both of which are immaculate with hardwood floors, spotless decor and large bay windows to let the light flood through. The bedrooms are both doubles with plenty of room for storage, and the bathroom nestles between both for extra convenience.

Beyond that lovely ornate, tiled porch, you're perfectly placed for all that Leytonstone has to offer; the Filly Brook, Heathcote & Star and Arch Deli are right on your doorstep and sure to become your new faves, while the excellent amenities of Francis Road are just a short stretch further. This lively area attracts visitors from all parts of London, but it has a close community of friendly locals at heart.

You'll never be stuck for essentials since there's an abundance of

convenience stores on the Leytonstone High Road and the Leyton High Road (you're handy between both), plus you're only a short hop on the bus or Central line from Westfield Stratford and the Olympic Park. Looking to get out of London? Drivers are less than ten minutes from the North Circular.

#### WHAT ELSE?

- Parents will be pleased to find several 'Good' or 'Outstanding' primary and secondary schools in the area.
- Nip down to neighbouring Forest Gate for the snazzy new Elizabeth line.
- The 177 year lease should give you peace of mind.



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

"I have loved my 9 years in Cavendish Drive and will be sad to leave. The flat is so bright and some of my favourite moments have been sitting with a coffee in the south-facing bay windows, enjoying the sunshine and catching up with friends. The neighbours are friendly and we help each other out, plus there's a lovely community outdoor space that some of us look after. The local area is wonderful, with access to lots of green space nearby - from Wanstead Flats and Hollow Ponds, to the Olympic Park and Hackney Marshes all within walking distance. There are great coffee shops, pubs and restaurants nearby - Unity Cafe at the end of the road is a new favourite and Filly Brook has fantastic food."

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