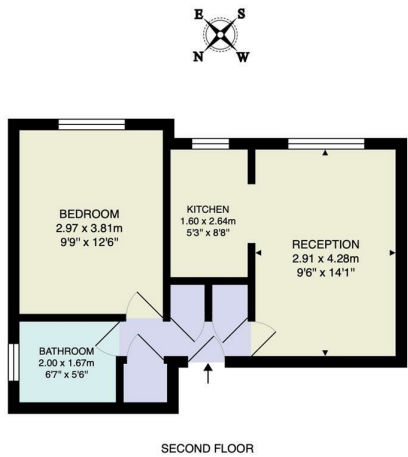




Total Area: 37.5 m² ... 404 ft²

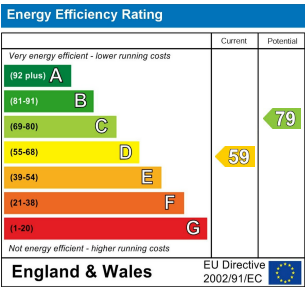
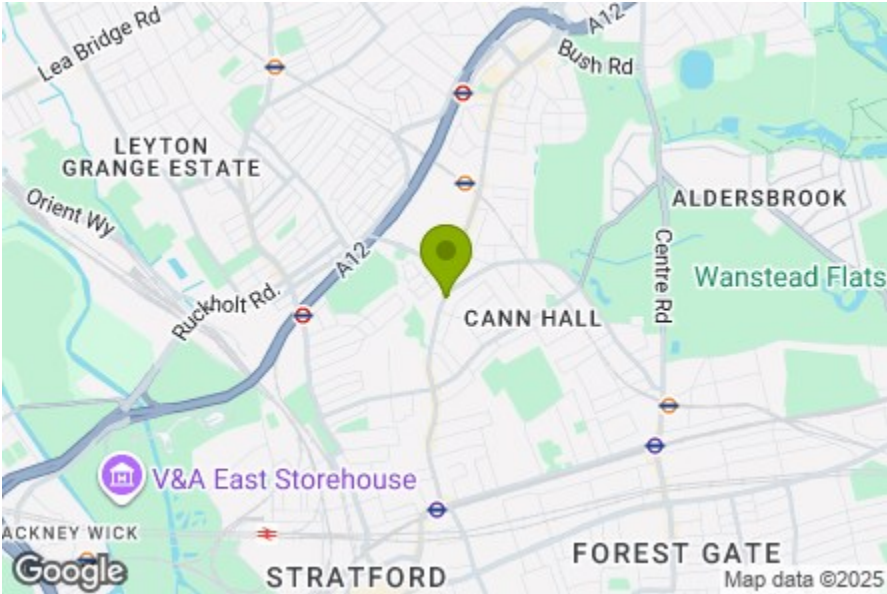
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Reception
9'6" x 14'0"

Kitchen
5'2" x 8'7"

Bedroom
9'8" x 12'5"

Bathroom
6'6" x 5'5"



HIGH ROAD LEYTONSTONE, LEYTONSTONE

Offers In Excess Of £265,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Flat
- Positioned On The Second Floor Of A Well Maintained Building
- Communal Gardens And Parking
- Ample Storage Including Private Loft Space
- Well Presented Throughout
- Chain Free
- Ideally Located Close To Amenities And Transport

Positioned on the second floor of a smartly presented building, this one-bedroom flat offers a bright and inviting interior with a considered layout and a calm sense of space. Generous built-in storage adds to its practicality, while those living here benefit from access to landscaped communal gardens and convenient off-street parking. Ideally located close to local shops, cafés and transport connections, the property offers both comfort and accessibility, making it a superb opportunity for first-time buyers or investors alike. Offered chain free, it's ready for you to move right in.

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IF YOU LIVED HERE...

Set within a well-kept development, this attractive building combines warm brickwork with dark timber panelling to create a balanced and appealing frontage. The entrance is softened by neatly planted shrubs and greenery, giving an inviting first impression before stepping inside.

Once upstairs, a bright and well-arranged hallway sets the tone for the home, complete with wooden flooring and three built-in storage cupboards that add both function and flow. The reception room is generously sized and filled with natural light from a wide window, offering a welcoming space for everyday living. Its open connection to the kitchen enhances the sense of space, making it ideal for relaxing or entertaining guests.

Filled with light, the kitchen features contrasting tones that bring a touch of character and practicality. The layout feels effortless, creating a pleasant area for cooking or casual dining. The bedroom continues the calm, airy feel of the home, with smooth wooden floors and soft neutral tones providing a tranquil backdrop for personal touches.

Fresh and understated, the bathroom features tiled finishes and a bright, natural atmosphere that feels both clean and restful. Outside, residents enjoy access to

generous communal gardens framed by mature trees and greenery, along with ample parking on a gravelled area. Altogether, the property offers a harmonious blend of light, ease, and thoughtful design in an appealing setting.

The surrounding area offers a lively mix of green spaces, local charm, and independent favourites. Wanstead Flats, part of the vast Epping Forest, is close by, ideal for peaceful strolls or weekend runs, with Tamping Grounds nearby for a coffee to take along your walk. For relaxed evenings, The Leytonstone Tavern brings a friendly, community feel with great food and a warm atmosphere, while The Red Lion offers classic pub character and a strong local following. Francis Road is within easy reach, a much-loved pedestrianised stretch brimming with independent shops, cosy cafés and weekend market stalls. Spots like Yardarm and Marmelo add a creative, community-minded feel, perfect for leisurely afternoons. Not far beyond, Forest Gate's Arches offer another pocket of local life, where you'll find Wild Goose Bakery, Joyau, and a growing mix of independent makers and eateries.

WHAT ELSE?

Transport connections are excellent, with Leytonstone High Road Station around ten minutes away, offering convenient links across the city. Leyton Station is close by too, connecting to the Central line for fast journeys into central London, while Leytonstone Station is just a little further, providing additional Underground and bus options. Together they make commuting and exploring the wider area effortlessly convenient.



A WORD FROM THE OWNER...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 BRANCH MANAGER

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