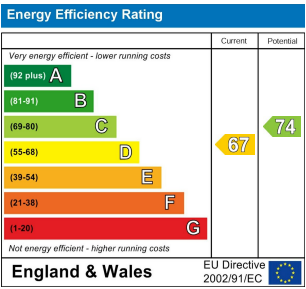


Reception Room  
13'10" x 11'11"

Kitchen / Diner  
17'0" x 9'3"

Bedroom  
13'4" x 9'3"

Bathroom  
7'4" x 7'2"



## CHADWICK ROAD, LEYTONSTONE

Offers In Excess Of £400,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Upper Leytonstone Location
- Private Rear Garden with Direct Access
- Set over Two Floors
- Well Presented
- Eat-In Kitchen/ Dining Space
- Short Walk to Leytonstone Station
- Shops & Amenities A Short Walk Away
- Easy Access to The Hollow Ponds (Epping Forest)

Set across two thoughtfully arranged floors, this well-presented one-bedroom apartment offers a rare combination of generous living space with a garden of your own, complete with direct side access for easy outdoor enjoyment. Its eat-in kitchen/dining area brings an easy sense of everyday comfort, while the rest of the home unfolds with the same relaxed, practical flow. Positioned in sought-after Upper Leytonstone, you're only a short walk from local shops, cafés and Leytonstone Station, making daily travel refreshingly simple. Hollow Ponds and the wider Epping Forest are also close by, offering woodland paths and open green stretches just moments from home.

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#### IF YOU LIVED HERE...

A pale brick period façade with crisp white detailing and decorative columns sets a warm, welcoming tone before you step through to the heart of the home. Once inside, the reception room opens with graceful ceiling height and natural light spilling in through the rear window and glazed door, creating an easy sense of flow through to the garden beyond. Timber floorboards add gentle warmth, while the open layout makes the room effortless to furnish and enjoy. Stepping outside, the garden extends from a timber deck into a quiet outdoor space softened by natural greenery beyond the boundary, offering plenty of scope to shape as you wish, whether for relaxing, entertaining, or creating your own landscape.

Upstairs, the landing connects the kitchen/diner, the bedroom and the bathroom. The kitchen feels wonderfully open, with warm wood worktops wrapping around the space and soft-toned tiles adding gentle character. Natural light from the window lifts the room, highlighting the generous run of cabinetry and the easy flow between cooking and dining. There's plenty of room to move and prepare, with space to sit and dine comfortably.

The bedroom feels effortlessly spacious, its broad window spreading soft daylight across a well-proportioned layout that lends itself to both comfort and versatility. Just along the landing, the bathroom introduces a more refined feel, combining

gentle, muted green walls with classic white tiling and patterned flooring. A claw-foot tub with a rain shower completes the space with a touch of elegance, all softened by natural daylight filtering through the window.

The neighbourhood surrounding E11 blends leafy calm with plenty of characterful local spots to enjoy day to day. Leytonstone High Road is close by, offering an easy run of independent places worth lingering in. Wild Goose Bakery is a favourite for its generously filled pastries and comforting, small-batch bakes, while Bocca Bocca serves up wood-fired pizza with a lively, welcoming atmosphere. A short stroll also brings you to The Red Lion, a much-loved pub known for its warm feel and thoughtfully curated food and drink. And when you want open space, Hollow Pond on Leyton Flats offers peaceful woodland trails and wide water views right on the edge of Epping Forest.

#### WHAT ELSE?

Leytonstone Station is around a ten-minute walk, placing the Central line within easy reach for swift journeys across the city. A wide choice of bus routes weaves through the surrounding streets, providing simple onward connections whether you're heading towards Stratford, Walthamstow or further into East London. With reliable options in every direction, getting around couldn't feel more straightforward.



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

"When I bought in Leytonstone I really didn't know the area, but quickly fell in love with it and was delighted to call it home! Starting the day with a walk up into Epping Forest cannot be beaten, as well as many other outdoor areas to explore with Wanstead Park and the Flats so close by. The area has definitely changed a bit but with an increasing number of great spots for food, reliable pubs and plenty of options for a coffee and sweet treat."

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