



Total Area (Excluding Eaves Storage, Balcony, Cellar & Garden Studio): 253.1 sq. ft. ... 2724 sq. ft.  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BUSHWOOD, LEYTONSTONE

### Offers In Excess Of £1,350,000 Freehold

### 6 Bed House



#### Features:

- Victorian End Terrace House
- Detached Annexe
- Six Bedrooms
- Views over Wanstead Flats
- Sought After Bushwood Location
- Cellar
- Off Road Parking
- Side Access
- Close to Leytonstone High Road

A magnificent, six bedroom, Victorian end terrace, sat in sought after Bushwood and overlooking Wanstead Flats. With more than 2700 square feet of space including an independent annexe studio, this is a splendid, one of a kind family home.

Your entirely self-contained annexe provides an extra 400 square feet of totally separate living space with a generous kitchen and reception room, smart double bedroom and en suite rainfall shower room. Perfect for multigenerational living.

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

Your first, majestic, 290 square foot reception room sets the tone of Victorian grandeur early on, with an ornate ceiling rose, decorative moulding and an ornate, timber and pewter, mantel and hearth taking centre stage. The huge bay window frames leafy green views and floods the room with natural light. From here you continue down your hallway, past steps to the 120 square foot cellar, to explore your ground floor. Reception two has the same blonde, hardwood flooring as your first and also features a classic timber mantelpiece.

To the rear your kitchen is a sleek, monochrome affair with glossy white cabinets, a black integrated chef's oven and three huge skylights overhead. Double doors open into your third and final reception, another elaborate extensive space with an ornate fireplace and box bay window. Head back through the your kitchen where you'll also find a convenient shower room with WC. Outside, your courtyard has plenty of space for parking with direct side access, and leads directly to your unique annexe.

On the second floor you'll find your principal bedroom with a bright bay window and French doors opening onto a private balcony, all with widescreen green views. Your sleek en suite features a hydromassage stroll in shower, a welcome pick me up after a hard day's work. Three more generously proportioned bedrooms and your family bathroom complete things on this floor.

Upstairs again for two more spacious double bedrooms. The first with double skylights and en suite shower room, the second with French doors and Juliet balcony, plus a large utility room and another en suite shower room.

Lively Leytonstone High Road is only eight minutes' walk from your front door. Dine out as a family on delicious Mexican bites at Homies on Donkeys or take your own bottles and jars down to Stone Mini Market and fill them with craft ales and vegan-friendly treats to enjoy back at home. At Bocca Bocca you'll find authentic handcrafted pizzas, and the South African inspired artisanal treats from the Wild Goose Bakery are to die for. For more scrumptious coffee and pastries, wander over to dog-friendly Back to Ours on Davies Lane.

**WHAT ELSE?**

- A ten minute stroll brings you to Leytonstone station, with fourteen minute Central line connections to Liverpool Street. Just as close is Leytonstone High Road, where it's just a few steps on the Overground to connect with the Victoria line at Blackhorse Road.

- You'll be delighted to know that there are twelve primary and secondary schools within a one mile radius of your home, which have all been rated 'Outstanding' or 'Good' by Ofsted.

- The younger members of your family will be welcomed and nurtured at Sunbeams Day Nursery, just a seven minute walk from your new home.



**A WORD FROM THE EXPERT...**

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life.

The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton.

Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for themore actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history.

With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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**Reception**

**Reception**

**Kitchen**

**Bathroom**

**Reception**

**Cellar**

**Porch**

**Bedroom**

**Balcony**

**Shower Room**

**Bedroom**

**Bathroom**

**Bedroom**

**Bedroom**

**Bedroom**

**Eaves Storage**

**Shower Room**



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