

Ground Floor

Total Area: 36.4 m² ... 392 ft²

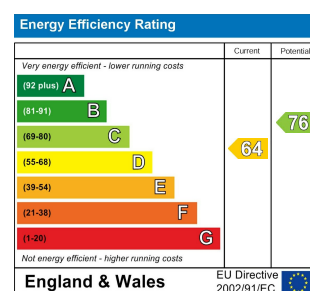
All measurements are approximate and for display purposes only

Bedroom
8'9" x 8'8"

Bathroom
6'3" x 8'8"

Utility

Kitchen / Reception Room
15'9" x 13'6"



HIGH ROAD, LEYTONSTONE

Offers In Excess Of £300,000 Leasehold 1 Bed Apartment



Features:

- Ground Floor Studio Maisonette With Own Front Door
- Well Presented
- Located Within The Sought After Bushwood Conservation Area
- Terrace
- Own Front Door
- Short Walk To Leytonstone Station
- Close To Leytonstone High Road

A bright and airy Studio apartment with separate sleeping area, situated in a fantastic spot near the sought-after Bushwood area. Within a few minutes' walk, you could be surrounded by nature at the Wanstead Flats, dining on award-winning cuisine in Leytonstone or jumping on the tube to enjoy the countless things our capital city has to offer. Or stay at home and enjoy the immaculate finish and private terrace, it's a win either way.

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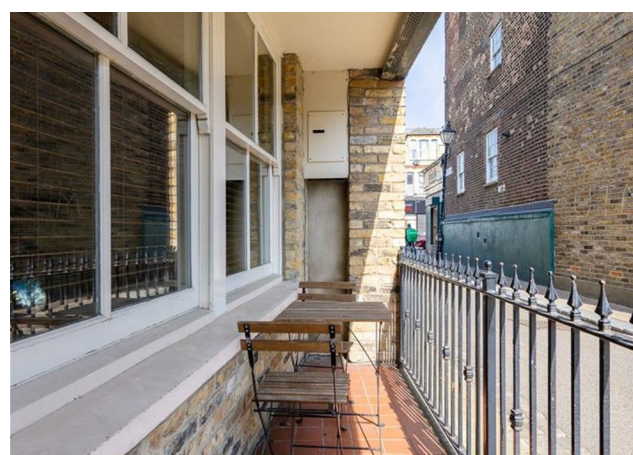
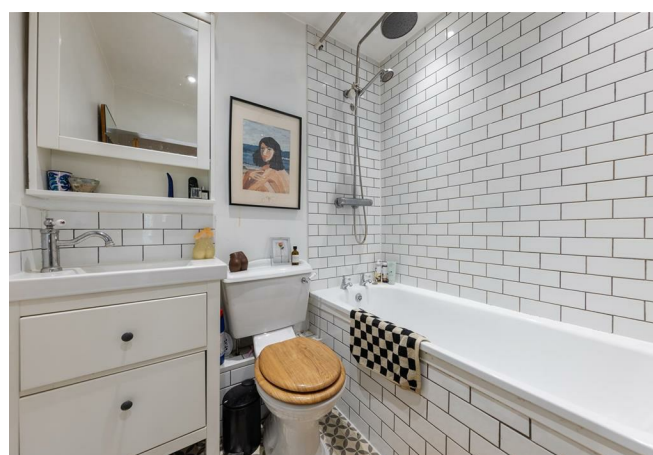
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IF YOU LIVED HERE...

You'll love the way that polished finish of this ground floor apartment means you can enjoy an easy life from the moment you move in. The kitchen/reception is bursting with natural light thanks to the generous windows, showcasing the smart decor and bold feature wall. The kitchen area, which seamlessly blends contemporary convenient with traditional style, has ample storage and a handy breakfast bar. You'll really appreciate your own sole-use front door, as well as the terrace.

The double bedroom enjoys more of this smart style, and the fitted wardrobes will be ultra convenient. As for the bathroom, it's been beautifully designed with floor ceiling metro brick tiling, vintage-style fittings and an over-tub shower.

Outside, you'll be more delighted by your neighbourhood. The Bushwood area is renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes leading the way to the Wanstead Flats, once the favoured hunting ground of Henry VIII. The modern buzz of Leytonstone in a fantastic contrast, where highlights include the friendly Red Lion pub, eclectic bar The Birds, award-winning Thai restaurant Singburi thai and hidden gem Panda dim sum.

Homies on Donkeys (which won BBC2's Britain's Top Takeaway) recently moved in from E17, so you can probably expect plenty of other creative businesses to follow, too.

Leytonstone tube is only seven minutes away on foot, ensuring you can easily nip to central London on the Central line. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.

WHAT ELSE?

- Leytonstone High Road station is just 15 minutes walk, for the Gospel Oak to Barking line - handy if you want to nip to the seaside.

-As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road has many convenience stores.

- Drivers can be on the North Circular in around ten minutes, while the M25 can normally be reached in about 20 mins.



A WORD FROM THE OWNER...

"This was my dream first home! The conservation area is so beautiful, with great neighbours, pubs, cafes and Wanstead Flats which was perfect for walking the dog. The other direction is everything I needed plus a short walk to the central line to get to my job in the city. Having the dead end at the end of the road made the street super quiet too. It had a real 'villagey' vibe and I'll miss it very much!"

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