

## CHADWICK ROAD, LEYTONSTONE

£2,200 Per Calendar Month  
2 Bed Flat



### Features:

- Up to 6 Months Let
- Two Bedroom Flat
- Newly Refurbished
- Ground Floor
- Private Garden
- Short Walking Distance to Leytonstone Station
- Street Parking
- Holding Deposit: equivalent to one week's rent capped at £400

Spread across the ground floor of a striking Victorian property in Upper Leytonstone, this two-bedroom apartment offers an exceptional sense of space, a generous private garden, cellar space and a beautiful balance of contemporary convenience and period charm. Hollow Ponds, at the edge of Epping Forest, is mere moments away, while Leytonstone station is a short stroll. The sought-after Wanstead and Bushwood areas are also within easy walking distance, providing a wealth of restaurants, stores, and green spaces.

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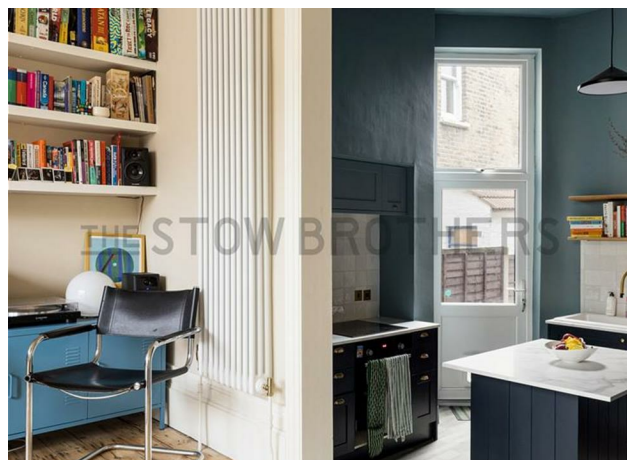
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#### IF YOU LIVED HERE...

If you're not already familiar with this neighbourhood, it's easy to see why it's so highly sought-after, with its tree-lined streets and enviable position between the vibrant amenities of Leytonstone and the peaceful nature of Epping Forest.

Inside, the reception room has been beautifully preserved, featuring original timber floorboards, a striking original fireplace, and an abundance of natural light from generously sized windows. Custom-built shelving and a space-saving column radiator add both charm and practicality.

Light flows seamlessly through to the open-plan style kitchen, which is spacious enough to accommodate an island and is fitted with stylish units, brass fittings, and high-spec integrated appliances. The elegant theme continues in the pristine bathroom, where a tasteful contrast colour scheme complements the spacious walk-in shower.

Both bedrooms are immaculate, with the rear one benefiting from built-in storage and direct access to the generous rear garden. Here, you'll find a large lawn and a sun-trap patio, a true extension of your living space in warmer months.

As for the location, you've hit the jackpot. You're a short walk from the much-loved taqueria Homies on Donkeys, winner of BBC Two's Britain's Top Takeaway, while the thriving Grove Green Road neighbourhood is a similar distance, offering further highlights such as the eclectic, multi-purpose Filly Brook.

You're also within easy reach of the desirable Bushwood area, home to more local favourites including the North Star, a welcoming pub renowned for its winning combination of Thai food and pizza.

Needs to escape further afield? Leytonstone tube is a short stroll, where you can nip into the West End in less than half an hour.



#### WHAT ELSE?

- As well as being close to Leytonstone tube for the Central line, Leytonstone High Road station is slightly further for the Gospel Oak to Barking line.
- Despite the abundance of local amenities, there's a surprising amount of green space close by. Head south through the sought-after Bushwood area, known for its wide, tree-lined streets of handsome Victorian and Edwardian homes, and you'll reach Wanstead Flats. And of course, Hollow Ponds, at the edge of Epping Forest, is also within easy walking distance.
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident - is a short stroll. The excellent Arte e Pasta now operate the kitchen.

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**Reception Room**

13'5" x 16'11"

**Kitchen**

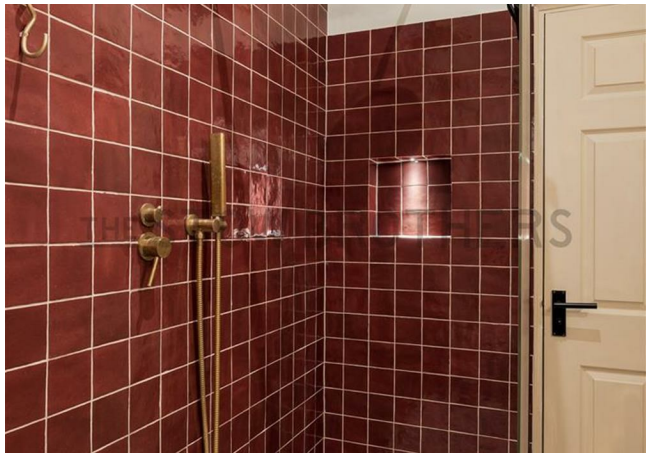
11'5" x 11'4"

**Bedroom**

9'4" x 7'5"

**Shower Room**

8'11" x 5'3"



**Bedroom**

13'10" x 11'6"

**Cellar**

12'8" x 6'3"



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