

Kitchen / Reception Room
23'10" x 8'4"

Entrance Hall
8'9" x 8'4"

Bedroom
10'1" x 8'4"

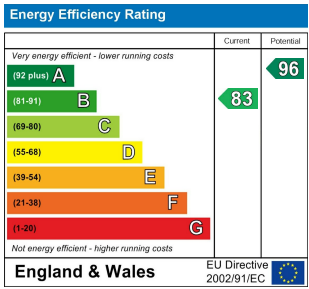
Bedroom
11'1" x 8'5"

Shower Room

WC

Eaves Storage

Total Area: 60.9 m² ... 656 ft²
All measurements are approximate and for display purposes only.



ESSEX ROAD, LEYTON

Offers In Excess Of £550,000 Freehold
2 Bed House - End Terrace



Features:

- New Build Home
- Two bedrooms
- Three Storeys
- Architect Designed
- Landscaped Garden
- Close to Hollow Ponds
- 15 Minute Walk to Walthamstow Village
- 15 Minute Walk to Leyton Midland Road

This newly built and masterfully designed two-bedroom home is set on a quiet road close to the charming perks of Walthamstow Village, the thriving buzz of Leyton and the vast greenery of Hollow Ponds.

Unfolding across three floors with a landscaped garden at the rear, highlights inside include the open plan living area, immaculate fittings, first floor bathroom and loft WC.

REQUEST A VIEWING
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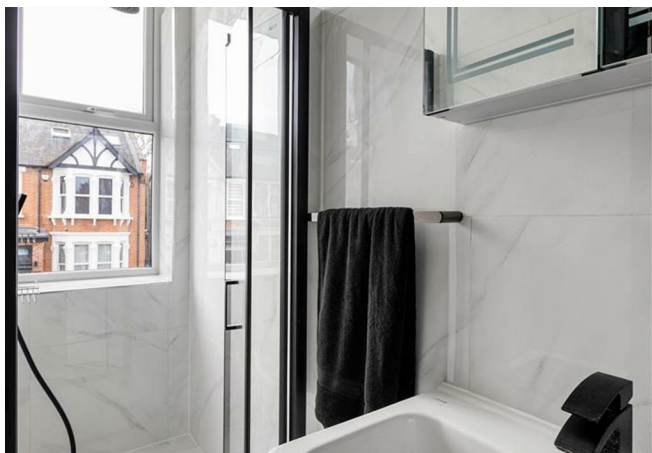
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IF YOU LIVED HERE...

This is a home that balances the charm of a Victorian terrace with all the perks of being newly built. Thanks to the architectural design, there's a great sense of space – 656 square ft of interiors, while the immaculate fittings and decor mean you can enjoy it from the moment you move in.

Enter via the hallway on the ground floor and access your open plan kitchen/reception room, gorgeously bright with the contrast in flooring effortlessly dividing up the space. The glossy white units and breakfast will make hosting a joy, and during warmer months it'll be a real pleasure to spill out to the gorgeously landscaped garden, with its decked patio and low maintenance lawn.

Head upstairs for your first bedroom and shower room, both immaculate and sleekly designed. On the second floor you'll find a further bedroom and a WC, as well as some convenient eaves storage.

Beyond your home, you'll be pleased to find that you're only a short stroll to Hollow Ponds, at the tip of Epping Forest, where you'll find lush nature trails and a boating lake. The delights of Walthamstow Village are even closer – grab a takeout coffee from Hucks and enjoy it sat in the quaint village square, surrounded by the charming amenities there. You also have the option of heading south towards Leyton Midland

Road arches, where you've got some brilliant new options, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom. The ever-popular Francis Road is just beyond that.

You're a mile from Walthamstow Central station, a pleasant stroll through the village. The super-fast Victoria Line takes you to Kings Cross in a quarter of an hour, and the Overground gets you to Liverpool Street in around the same time. Or Leyton Midland Road station is just 15 minutes away, where the Overground runs between Gospel Oak and Barking line, allowing easy interchange to the tube network.

WHAT ELSE?

- Walthamstow Central is where you'll also find Europe's longest market, as well 17&Central shopping centre and newly opened Forest Cinema. Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow set to open there very soon.
- While Walthamstow Central is your nearest station (with access to both the Victoria line and the Overground), this area is served by some excellent bus routes for quick access to Leyton, Leytonstone, Clapton and Hackney.
- Just to give you even more choice, you'll want to add the unique Ravenswood Industrial Estate to your list of places to visit – it's home to the ever-popular God's Own Junkyard, as well as breweries Pillars and Trap, plus gin palace Mother's Ruin. It's just 13 mins on foot.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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