



Lytton Road, Leytonstone, London, E11 1JH

Guide Price £450,000 - £475,000

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- Two double bedroom first-floor flat
- Leytonstone Underground Station (Central Line) is just 0.4 miles away,
- Hollow Ponds Boating Lake and Abbots Park are nearby
- Gwyn Jones, George Tomlinson, and Barclay Primary Schools all within walking distance
- Lytton Road, Upper Leytonstone
- Leyton Midland Overground is also within walking distance
- This flat is finished to a high standard throughout
- local favourite Out of the Woods café just around the corner



Stylish two double bedroom first-floor flat on leafy Lytton Road, Upper Leytonstone on a Guide price £450,000-£475,000. Featuring a bright, spacious open-plan lounge/diner with oak flooring and shutter blinds, a modern kitchen with white cabinets and wooden worktops, plus a fully tiled bathroom with a classic three-piece suite. The master bedroom has oak floors; the second double bedroom is carpeted and versatile. Just 0.4 miles from Leytonstone Central Line station and close to Leyton Midland Overground, offering excellent transport links. Enjoy nearby Leytonstone High Street, the vibrant Francis Road with artisan shops and wine bars, and the charming Walthamstow Village. For outdoor leisure, Hollow Ponds and Abbots Park are minutes away. Local favourites include Out of the Woods café. Well-served by schools such as Gwyn Jones, George Tomlinson, and Barclay Primary. Perfect for professionals and creatives seeking East London style and community. Ref: DM008





Total area: approx. 59.1 sq. metres (636.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown herein are not guaranteed and no guarantee as to their operation or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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