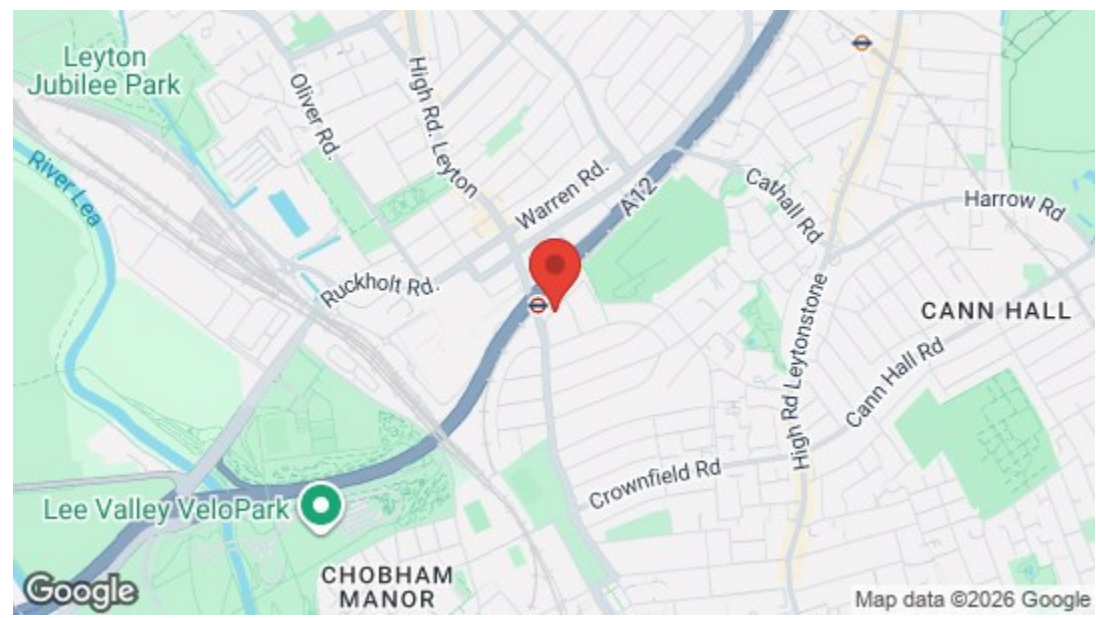


Total Area: 44.8 m<sup>2</sup> ... 482 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Goodall Road, Leytonstone**  
**Offers In Excess Of £475,000 Leasehold**  
**2 Bed Flat**





## Features

- Ground Floor Flat
- Two Bedroom Period Conversion
- Newly Refurbished
- Private Garden
- Chain Free
- Modern Kitchen And Bathroom
- Moments from Leyton Station
- Close to The East Village & Olympic Park
- Walking Distance to Maryland Elizabeth Line Station



A beautifully bright two bedroom ground floor period conversion, newly refurbished throughout and offered chain free, with a private garden and a calm, contemporary finish.

Set on Goodall Road, this well-proportioned home has been thoughtfully arranged across one level. To the front, the principal bedroom enjoys a bay window and generous proportions, while the second bedroom sits centrally, ideal as a guest room, nursery or workspace. The modern bathroom has been finished in clean, understated tones, and the hallway creates a natural flow through the home.

To the rear, the open plan kitchen, lounge and diner forms a wonderfully light-filled living space, with sleek modern cabinetry and doors opening directly onto the private garden. It's an easy home to imagine settling into, with everything ready from day one.



### WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON  
E11 BRANCH MANAGER





➡ IF YOU LIVED HERE...

Leyton Station is just moments away, giving you swift Central Line connections into the City and West End, while Maryland Station offers the Elizabeth Line within walking distance. Stratford is also close by for Westfield, wider transport links and the Queen Elizabeth Olympic Park.

Closer to home, Leyton and Leytonstone offer a growing choice of independent cafés, bakeries, pubs and local favourites, with Francis Road within easy reach for weekend coffee, shopping and dinner plans.

For green space, you're well placed between Wanstead Flats and the Olympic Park, giving you plenty of room for morning runs, long walks and laid-back Sundays.

WHAT ELSE?

- Newly refurbished throughout, with a modern kitchen and bathroom.
- Private garden to the rear.
- A chain free home, well suited to first-time buyers, downsizers or investors.

