

Total Area: 69.6 m² ... 750 ft²

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.

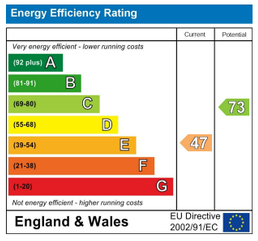
Kitchen/Lounge/Diner
15'10" x 22'8"

Bedroom
12'11" x 12'0"

Bedroom
9'9" x 12'3"

Bathroom





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FAIRLOP ROAD, LEYTONSTONE

Offers In Excess Of £375,000 Share of Freehold
2 Bed Apartment

Features:

- First Years Service Charge Paid For
- Split Level Converted Flat
- Two Double Bedrooms
- Open Plan Kitchen / Reception
- Share of Freehold
- Chain Free
- Allocated Off Street Parking
- Moments To Leytonstone Station
- Close to Leytonstone High Road
- Close to Hollow Ponds

Set on a peaceful residential street in Leytonstone, this split level converted flat offers two double bedrooms and a well balanced layout, all just moments from Leytonstone Station. You're also close to Leytonstone High Road for everyday essentials, cafés and local spots, while Hollow Ponds is nearby when you want a little more greenery and room to wander.

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IF YOU LIVED HERE...

Arranged across two floors, this is a home with a thoughtful sense of separation between living and sleeping space. On the first floor, both bedrooms are genuine doubles, each finished in a calm, neutral palette with soft carpeting underfoot and plenty of natural light. The larger bedroom sits alongside the shower room, which is neatly finished with a contemporary suite, tiled flooring and a generous walk-in shower. The hallway and stairwell feel bright and well kept, adding to the easy, welcoming feel throughout.

Upstairs, the loft level opens out into a beautifully bright kitchen, lounge and dining room stretching over 22 feet in length. The shape of the room gives it character, with sloping ceilings, skylights and a natural flow between areas for cooking, eating and relaxing. The kitchen is fitted in soft tones with wraparound worktops and plenty of storage, while the reception space has ample room for both a dining table and a generous seating area. It is an easy space for relaxing, whether you are hosting friends or keeping things quiet at home.

WHAT ELSE?

- Leytonstone Station is just moments away, putting the Central line within easy reach for straightforward journeys into the City and across London.

- Leytonstone High Road is close by, so you've got a handy mix of shops, cafés and useful day to day amenities all nearby.

- Hollow Ponds is within easy walking distance, a lovely spot for waterside walks, weekend coffee strolls and a breath of fresh air close to home.



A 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

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