



Kitchen/ Reception Room  
26'1" x 15'5"

Bathroom  
7'1" x 6'11"

Bedroom  
13'6" x 10'5"

Bedroom  
13'6" x 9'5"

Ensuite  
6'8" x 5'3"

Patio

**Ground Floor**

Total Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## HIGH ROAD LEYTONSTONE, LEYTONSTONE

Offers In Excess Of £495,000 Leasehold  
2 Bed Flat



### Features:

- Two Double Bedrooms
- Ensuite to Master Bedroom
- Courtyard Garden
- Open Plan Kitchen/Living area
- Ground Floor
- Close to Leytonstone Station
- Large Proportions
- Close to Wanstead Flats

This generously sized ground-floor apartment offers a thoughtful layout with large proportions throughout. Two double bedrooms provide flexibility for both everyday living and hosting, with the principal bedroom benefiting from its own ensuite. At the heart of the home, an open-plan kitchen and living area creates a sociable setting that connects naturally with a private courtyard garden, extending the living experience outdoors. The location places you close to Leytonstone Station for convenient connections, while Wanstead Flats is also nearby, offering wide open green space, long walking routes, and a natural setting that changes beautifully with the seasons.

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#### IF YOU LIVED HERE...

The building presents a smart, contemporary frontage with clean brickwork and strong, confident lines that sit comfortably within its surroundings. At the front, a dedicated bike storage area adds a useful feature for residents.

Stepping inside, you're welcomed by a hallway that feels more than purely functional. There's room to introduce additional furnishings, decorative pieces, or useful storage, making the entrance easy to adapt to different needs. From here, the kitchen and reception room opens out into a generous, flowing arrangement that works effortlessly for both everyday life and entertaining. Herringbone-style flooring brings warmth and character, while soft-toned cabinetry provides a composed backdrop to the kitchen area, sitting naturally alongside dining and seating zones. Glazing draws in plenty of natural light, and doors lead directly out to the patio, creating an easy connection between indoors and out. Stretching across the full width of the home, the paved patio feels like a genuine extension of the living area, with room for seating, planting, and relaxed gatherings.

The principal bedroom offers a restful retreat, with shuttered windows allowing daylight to filter gently through the room. An adjoining ensuite adds privacy and convenience, finished in neutral tones that feel fresh and cohesive. The second bedroom is equally versatile, featuring built-in wardrobes along one wall and

proportions that suit a range of uses, from guest room to home office. Completing the layout, the main bathroom is finished in warm, neutral tiling, with a well-balanced arrangement that feels calm and well resolved.

The surrounding area strikes a rewarding balance between everyday convenience and a strong sense of local character. Nearby, Leytonstone High Road provides a broad mix of shops and services alongside independent favourites such as Wild Goose Bakery for coffee, pastries, and brunch, and Bocca Bocca for relaxed, sociable dining. A short stroll leads to The Red Lion, known for craft beers and a friendly, neighbourhood feel. A little further afield, the pedestrianised stretch of Francis Road adds further appeal, with independent cafés, antiques, food spots, and a lively weekend market, plus destinations like Yardarm and the Northcote Arms for drinks and light bites. For fresh air and open skies, Wanstead Flats, bordering Epping Forest, offers an expansive natural escape just moments away.

#### WHAT ELSE?

Transport links are particularly convenient, with Leytonstone Station just a five-minute walk away, offering swift connections via the Central line into the City and West End. Leytonstone High Road Station is around six minutes on foot, providing easy Overground services across East London and beyond.



#### 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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