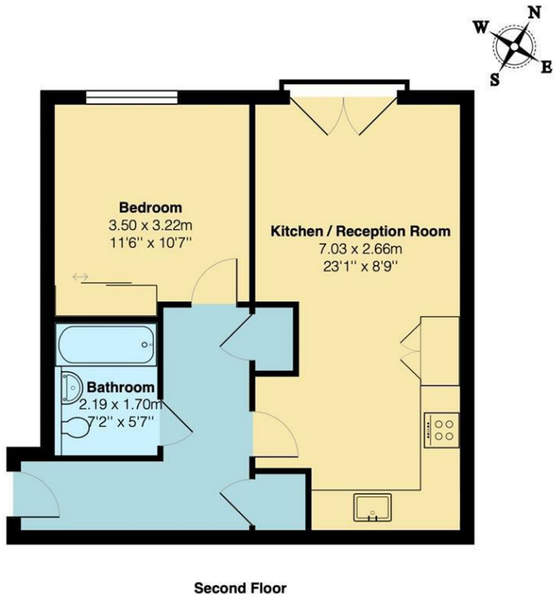


Second Floor

Total Area: 47.8 m² ... 514 ft²
All measurements are approximate and for display purposes only.

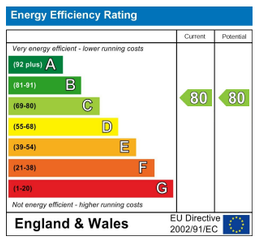
Entrance Hallway

Kitchen / Reception Room
23'0" x 8'8"

Bedroom
11'5" x 10'6"

Bathroom
7'2" x 5'6"





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LEA BRIDGE ROAD, LEYTON

Offers In Excess Of £325,000 Leasehold

1 Bed Apartment

Features:

- Lovely One Bedroom Apartment
- Private Parking Available
- Second Floor
- Open Plan Kitchen/Reception
- Spacious Double Bedroom
- Contemporary Bathroom
- Neutral Decor Throughout
- Good Transport Links

A beautifully presented one bedroom second floor apartment with a designated parking space, set on Lea Bridge Road just moments from Walthamstow Village. Bright, contemporary interiors are paired with excellent transport connections, while the independent cafés, green spaces and character of this well-loved corner of East London are all close by.

REQUEST A VIEWING
0203 397 9797

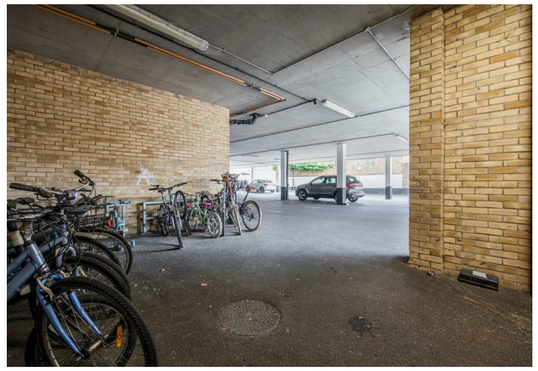














REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

Step inside and the hallway leads through to a generous open plan kitchen and reception room, stretching the full depth of the apartment. Glazed doors with a Juliet balcony bring in plenty of natural light, while warm timber-style flooring creates a calm, cohesive feel. The kitchen sits neatly to one side with sleek white cabinetry, integrated appliances, generous worktop space and teal splashback tiles, leaving ample room for both dining and relaxing.

The double bedroom is positioned off the hallway, with soft neutral décor and a large window drawing in daylight. The bathroom is also accessed from the hall, close to the entrance, and is finished in smart grey tiling with a full-sized bath and overhead shower. A designated parking space adds everyday practicality, while the 105 year lease offers further reassurance.

Excellent transport links are close at hand, with regular bus services along Lea Bridge Road, Leyton Midland Road Overground within walking distance, and both Walthamstow Central and Wood Street stations nearby. Walthamstow Village and the cafés of Francis Road are also within easy reach.

WHAT ELSE?

· Orford Road in Walthamstow Village is a short stroll away, with favourites including Froth & Rind, alongside independent cafés, restaurants and local shops.
· Wingfield Park, Knotts Green and the open landscapes around Hollow Ponds and Epping Forest offer plenty of space for walks, picnics and time outdoors.
· Lea Bridge Road is well served by local buses, while Leyton Midland Road, Walthamstow Central and Wood Street stations provide straightforward connections across London.



A WORD FROM THE OWNER...

"This has honestly been the perfect first home for me. One of the things I've loved most is how easy everything is. I can walk to Walthamstow Village in a few minutes to meet friends for a drink or dinner, pop to the gym or supermarket without thinking about it, and be on the Victoria or Central line really quickly for work or heading into central London. It's also nice knowing you're never far from green space."

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