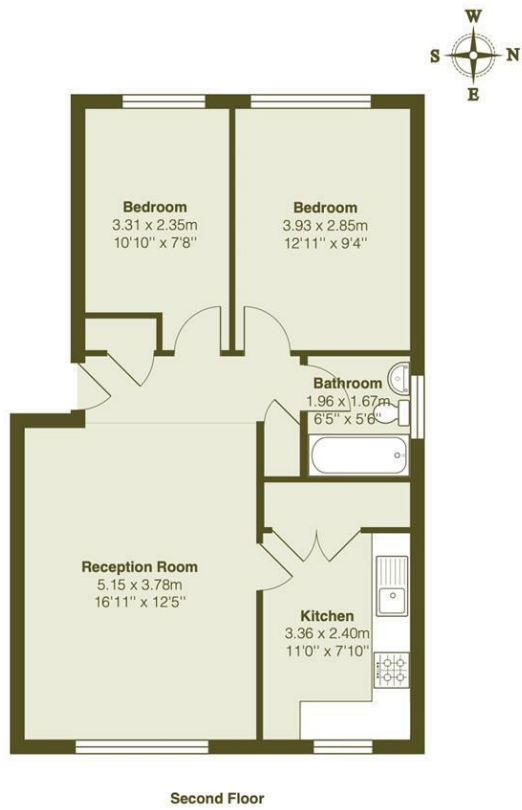




Total Area: 59.4 m² ... 639 ft²
All measurements are approximate and for display purposes only.

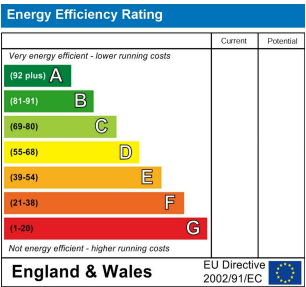
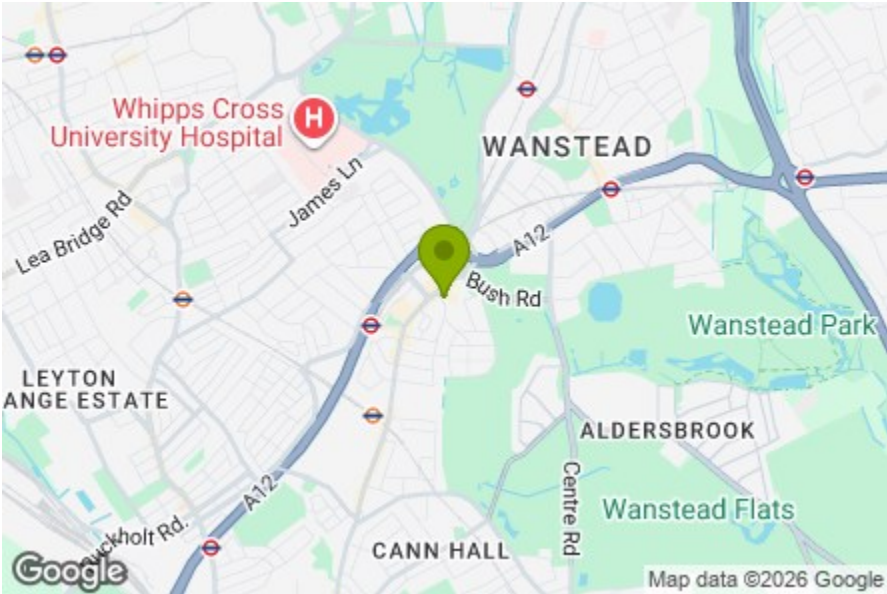
Reception Room
16'10" x 12'4"

Kitchen
11'0" x 7'10"

Bathroom
6'5" x 5'5"

Bedroom
12'10" x 9'4"

Bedroom
10'10" x 7'8"



MORNINGTON ROAD, LEYTONSTONE

Offers In Excess Of £400,000 Share of Freehold 2 Bed Flat



Features:

- Two Bedroom Flat
- Second Floor
- Small Purpose Built Block
- Spacious Reception With Space For Relaxing And Dining
- Seperate Kitchen
- Garage
- Desirable Bushwood Location
- Moments To Wanstead Flats
- Short Walk To Leytonstone Station And Local Amenities

Set on the second floor of a small purpose-built block in Bushwood, this two-bedroom flat has a generous reception, separate kitchen and its own garage. Wanstead Flats is moments away, while Leytonstone's station, shops and local favourites are all within easy reach.

E11, E7, E12 & E15
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E17 & E10
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IF YOU LIVED HERE...

The reception is the heart of the home, with generous proportions and a wide window bringing in plenty of natural light. There's ample room to create distinct spaces for relaxing and dining, while the simple, neutral finish keeps things bright and easy to make your own. The separate kitchen sits just off the reception and is fitted with white cabinetry, open shelving and wood-effect flooring.

Both bedrooms are arranged beyond the living spaces, alongside the bathroom. The larger bedroom is a comfortable double with a broad window, while the second offers useful flexibility as a bedroom, home office or occasional guest room. The bathroom includes a bath with shower above, and additional hallway storage adds another practical touch. Outside, a garage provides valuable extra storage or parking, particularly useful in such a well-connected part of Leytonstone.

WHAT ELSE?

Bushwood has one of those particularly lovely East London balances, with the wide open spaces of Wanstead Flats moments from home and Epping Forest's wider network of greenery close by.

Leytonstone has plenty going on locally, from independent shops and places to eat along the High Road to favourites including Leytonstone Tavern and Homies on Donkeys.

Leytonstone station puts the Central line within easy reach for straightforward journeys towards Stratford, Liverpool Street and central London, while the Elizabeth line can also be picked up from nearby Forest Gate.



A WORD FROM THE OWNER...

"Bushview has been my home for 25 years. A minute away from a woodland walk, three minutes from the High Road, local shops including M&S Foodhall, the Sunflower Cafe, Z'Adore restaurant where food and coffee are excellent. Close to the tube and buses means easy access to Stratford and the City. This is a quiet and attractive location with a view that is second to none and is to be enjoyed."

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