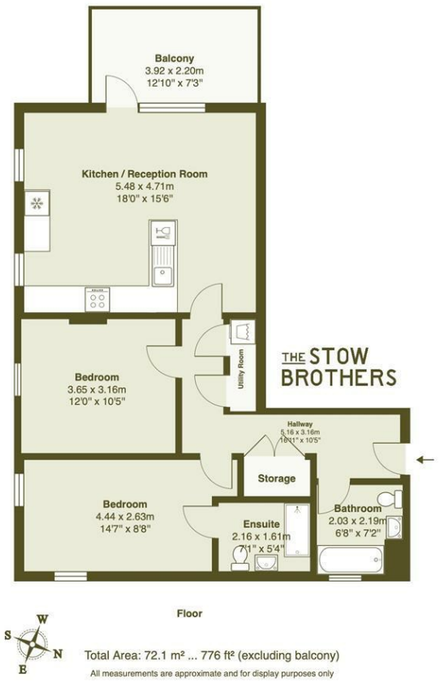


Hallway
16'11" x 10'4"

Bathroom
6'7" x 7'2"

Storage

Bedroom
14'6" x 8'7"

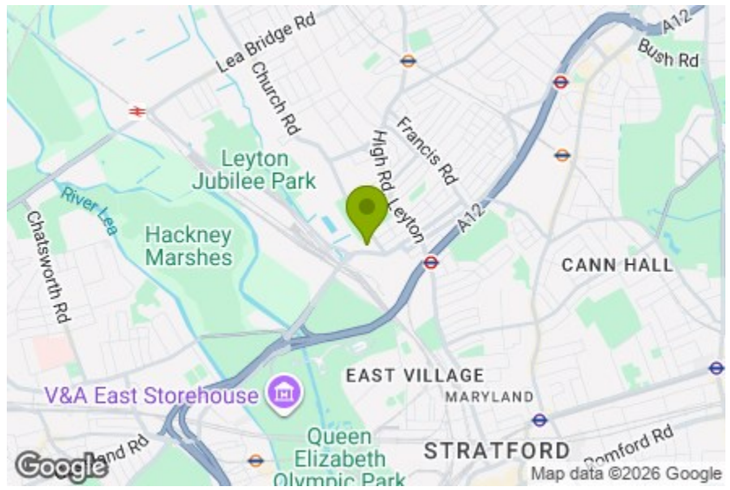
Ensuite
7'1" x 5'3"

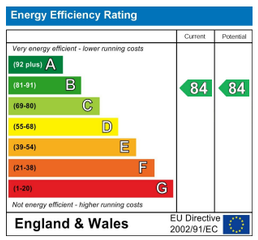
Bedroom
11'11" x 10'4"

Utility Room

Kitchen/Reception Room
17'11" x 15'5"

Balcony
12'10" x 7'2"





E11, E7, E12 & E15
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0203 369 6444

E17 & E10
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DUNEDIN ROAD, LEYTON

Offers In Excess Of £410,000 Leasehold

2 Bed Flat

Features:

- 2 Bedrooms
- 2 Bathrooms
- Private Gated Underground Parking
- Circa 776 Square Feet
- Internal Bike Storage
- Balcony
- First Floor

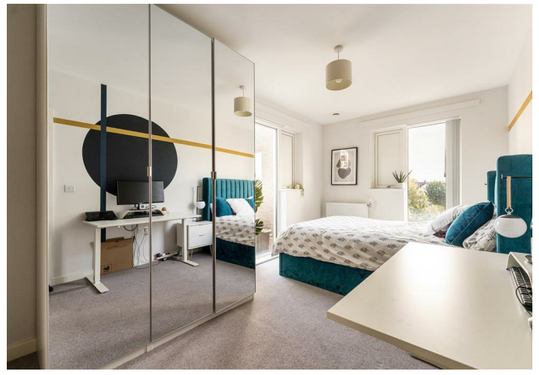
Set within a contemporary development in a well-connected corner of Leyton, this bright and spacious two bedroom, two bathroom apartment offers modern living with plenty of thoughtful touches. Positioned on the first floor, it benefits from a private balcony and gated underground parking, while Leyton's independent cafés, green spaces and excellent transport connections are all within easy reach.

REQUEST A VIEWING
0203 397 9797



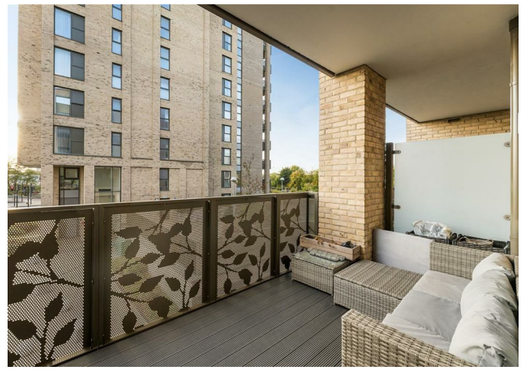












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IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged home with a fresh, contemporary feel throughout. The hallway leads through to a generous open-plan kitchen and reception room, where large windows draw in plenty of natural light. Warm wood flooring, soft neutral walls and carefully chosen furnishings create a welcoming space for relaxing or entertaining. The kitchen is finished with sleek white cabinetry, integrated appliances and pale worktops, with a breakfast bar providing a natural spot for casual dining. Beyond the living area, doors open onto a generous private balcony, offering a lovely extension of the living space, with room to sit outside and enjoy a morning coffee or an evening drink.

Both bedrooms are comfortably proportioned and finished in calming tones, with plenty of natural light. The principal bedroom benefits from its own contemporary ensuite shower room, while the second bedroom offers flexibility for guests, a home office or additional sleeping space. A separate family bathroom features a full-sized bath with shower overhead, complemented by modern tiling and fittings. There's also useful hallway storage and a dedicated utility cupboard. At approximately 776 square feet, the apartment offers a lovely sense of space, with the added convenience of secure underground parking and communal landscaped grounds.

WHAT ELSE?

Leyton Underground station is within easy reach, offering Central line connections towards Stratford, Liverpool Street and central London. Leyton Midland Road Overground provides further connections across East London.

Leyton has a thriving independent food and drink scene, with local favourites including Yardarm, Burnt Smokehouse and Gravity Well. Francis Road is another lovely spot for cafés and independent shops, while the open spaces of Hackney Marshes and the Olympic Park are nearby.

The surrounding area is home to a selection of well-regarded schools, alongside local parks, leisure facilities and everyday amenities.



A WORD FROM THE OWNER...

"We've been here for approx. 4 years. We've loved the proximity to Stratford shopping centre, Hackney Wick and Leyton tube station. We have thoroughly enjoyed cycling into central London from our apartment, going through walks in the Olympic park and Hackney Marshes and enjoying music events in Victoria Park. The property is very well positioned and has floor to ceiling windows facing East West and South, which allows it to have beautiful sunlight throughout the day also with a balcony with views across the Olympic park and Canary Wharf."

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