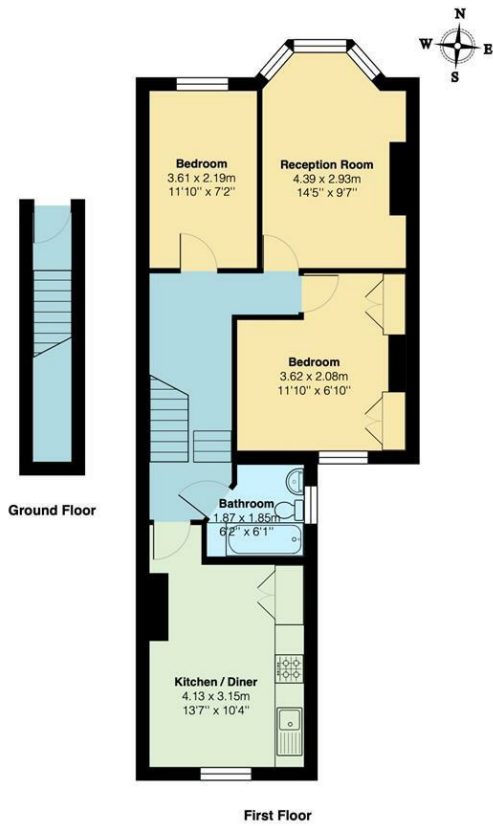




Total Area: 64.1 m² ... 690 ft²
All measurements are approximate and for display purposes only

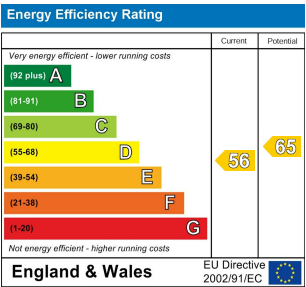
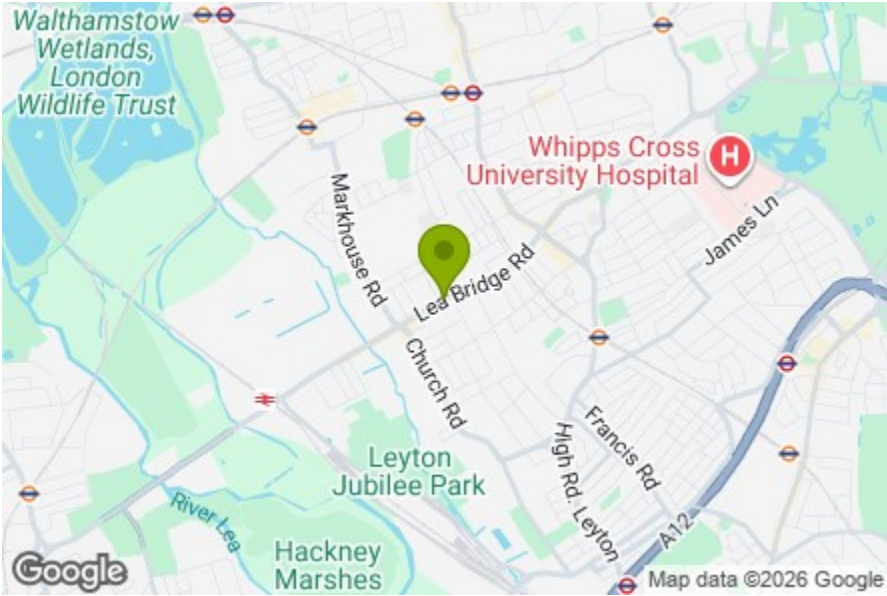
Bedroom
11'10" x 7'2"

Reception Room
14'4" x 9'7"

Bedroom
11'10" x 6'9"

Bathroom
6'1" x 6'0"

Kitchen / Diner
13'6" x 10'4"



LEA BRIDGE ROAD, LEYTON

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- First Floor Flat
- Two Bedrooms
- Long Lease On Completion
- Close Proximity to Walthamstow Central
- Short Walk to Leyton Midland Road

A bright and well-presented two bedroom first floor flat, ideally placed between Leyton and Walthamstow. With Leyton Midland Road just a short stroll away and Walthamstow Central also within easy reach, you're brilliantly connected while being surrounded by an ever-growing choice of independent cafés, restaurants and green spaces. Offered with a long lease on completion, it's a home that combines practicality with an excellent East London location.

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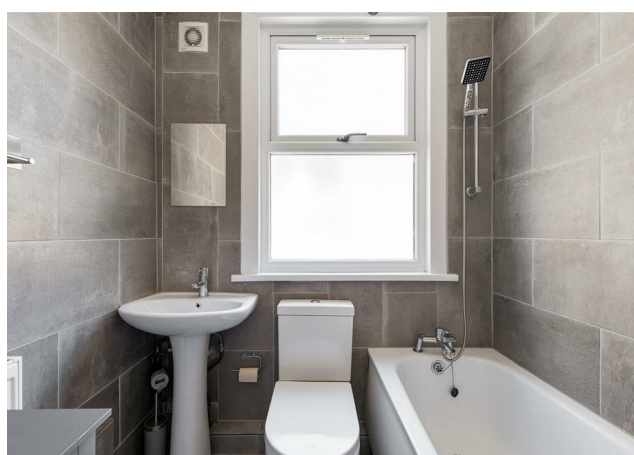
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IF YOU LIVED HERE...

Stairs lead up to your own first floor home, where a central landing connects each room in a straightforward, easy-flowing layout. To the front, the reception room is filled with natural light thanks to a wide bay window, creating a bright and welcoming place to relax or entertain. Alongside sits one of the two bedrooms, another well-proportioned room with a large window and a calm, neutral finish. Across the landing, the second bedroom provides flexible space for guests, home working or family life, while the bathroom is smartly finished with contemporary tiling and a bath with shower over.

At the rear of the home you'll find the generous kitchen and dining room, a light-filled space with plenty of fitted storage, ample worktop space and room for a dining table beneath the window. It's a sociable room that's well suited to everyday living, whether you're cooking for friends or enjoying a quiet morning coffee before heading out. Throughout the flat, the décor is fresh and understated, allowing the proportions of each room and the

abundance of natural light to take centre stage. With everything thoughtfully arranged across a single floor, the result is a home that's comfortable, practical and ready to enjoy from day one.

WHAT ELSE?

- Leyton Midland Road Overground is just a short walk away, while Walthamstow Central offers Victoria line and Overground services for fast connections across London.
- Francis Road is nearby, home to much-loved independents including Yardarm, Dreamhouse Records and Deeney's, alongside an excellent selection of cafés and neighbourhood favourites.
- For green space, both Hackney Marshes and the wide open landscapes of Walthamstow Wetlands are within easy reach, offering miles of walking and cycling routes close to home.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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