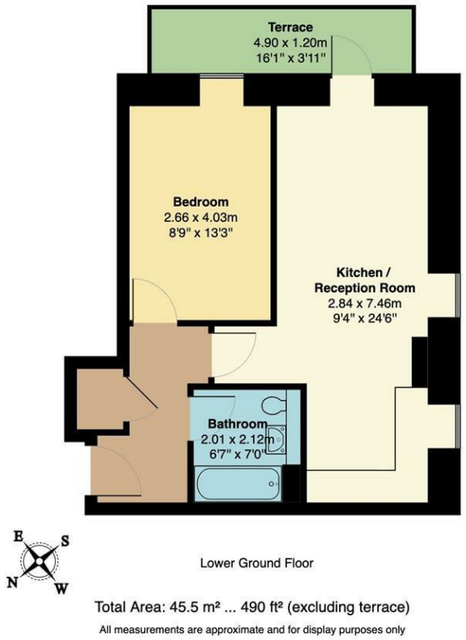


Lower Ground Floor

Total Area: 45.5 m² ... 490 ft² (excluding terrace)

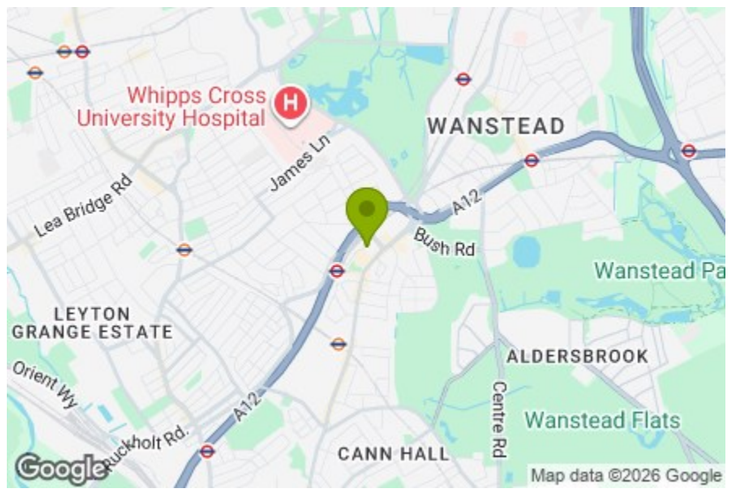
All measurements are approximate and for display purposes only

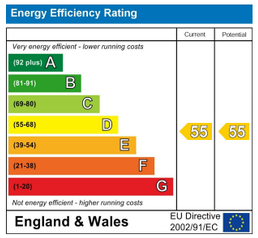
Bedroom
8'8" x 13'2"

Kitchen / Reception Room
9'3" x 24'5"

Terrace
16'0" x 3'11"

Bathroom
6'7" x 6'11"





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LEMNA ROAD, LEYTONSTONE

Offers In Excess Of £335,000 Leasehold

1 Bed Flat

Features:

- One Bedroom Flat
- Private Terrace
- Very Well Presented
- Open Plan Kitchen And Reception
- Modern Fitted Kitchen
- Well Maintained Block
- Moments To Leytonstone Station
- Great Local Amenities

Perfectly placed just moments from Leytonstone Underground Station, this beautifully presented one bedroom apartment offers contemporary living in one of East London's most well-connected neighbourhoods. Surrounded by independent cafés, restaurants and everyday amenities, with Wanstead Flats also within easy reach, it's an ideal home for enjoying everything the area has to offer.

REQUEST A VIEWING
0203 397 2222



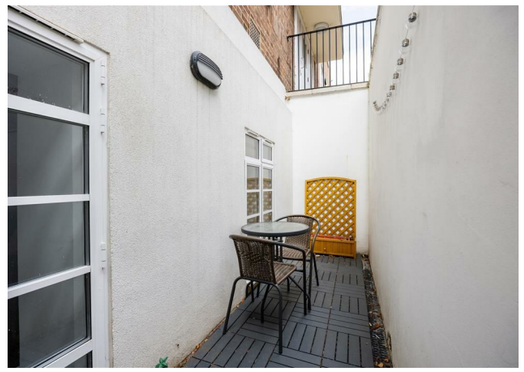












IF YOU LIVED HERE...

Step inside and you'll find a bright entrance hall with useful built-in storage, setting the tone for the thoughtfully arranged interiors beyond. The open plan kitchen and reception room is a wonderfully sociable space, with clean, contemporary finishes, warm wood flooring and large windows bringing in plenty of natural light. The modern fitted kitchen is neatly integrated into the room, offering generous storage and workspace while keeping the overall feel open and uncluttered. From here, a door leads directly onto your private terrace, a lovely spot for a morning coffee or unwinding at the end of the day.

The bedroom is a generous double with a calm, neutral palette and fitted wardrobes, creating a restful retreat with excellent storage. The bathroom is finished in a smart contemporary style, with full-height tiling, a bath with overhead shower and sleek fittings. Throughout, the apartment has been very well maintained, while the attractive communal areas and well-kept block add to the sense of quality from the moment you arrive.

WHAT ELSE?

- Leytonstone Underground Station is just a short walk away, providing swift Central line connections into the City and the West End.
- Spend weekends exploring Wanstead Flats, with its wide open green spaces, walking routes and outdoor recreation, or enjoy nearby Bushwood and Hollow Ponds.
- Leytonstone High Road is packed with independent favourites including Homies on Donkeys, Leytonstone Tavern, The Red Lion and Gravity Well Taproom, while Wanstead Flats provides acres of open green space just a short stroll away.



A WORD FROM THE OWNER...

"We love Leytonstone and are really going to miss the area and our flat. It's a brilliant community with fantastic pubs, restaurants, cafes, shops and a reopening live music venue that we will be gutted to miss!

The flat itself is a couple of minutes walk from the central line station and you can be in Central London within 30 minutes from leaving your door. It's a new build flat with a modern feel and great sound-proofing. We never hear noise from neighbours and apparently they never hear us! The small outdoor terrace is a nice spot to sit and have a meal- especially wit with the addition of some colourful plants.

It's is a great flat for a single person or a couple (like us). We wouldn't be leaving if it wasn't for us expecting a child."

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