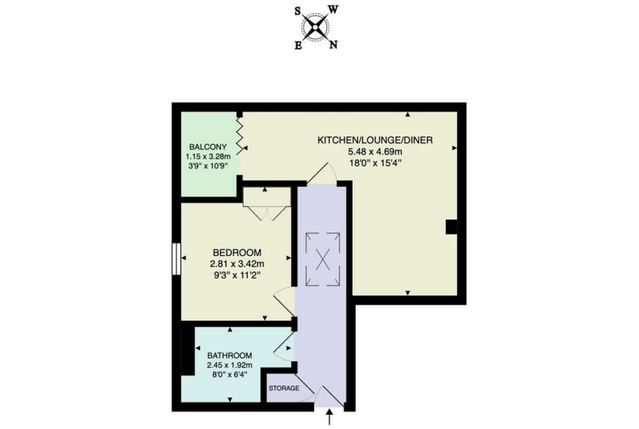


SECOND FLOOR

Total Area (Excluding Balcony): 40.8 m² ... 440 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

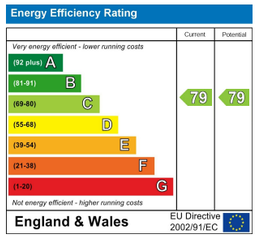
Kitchen/Lounge/Dinner
17'11" x 15'4"

Bedroom
9'2" x 11'2"

Bathroom
8'0" x 6'3"

Balcony
3'9" x 10'9"

Storage



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E4 & N17
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0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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FOREST ROAD, LEYTONSTONE

Offers In Excess Of £345,000 Leasehold

1 Bed Flat

Features:

- One Bedroom Apartment
- Second Floor
- Private Balcony
- Modern Interior
- Underfloor Heating
- Quartz Worktops In Kitchen
- Communal Gardens With Bike Storage
- Close To Hollow Ponds
- Upper Leytonstone Location

A bright, skylit and smartly appointed one bedroom apartment on the second floor of a modest low rise development just a short stroll from Epping Forest and Leytonstone tube. You have a private balcony, underfloor heating and communal gardens.

Leyton Midland Road overground offers another travel option, just ten minutes on foot for the Gospel Oak to Barking Riverside line is your direct connection to the River Thames.

REQUEST A VIEWING
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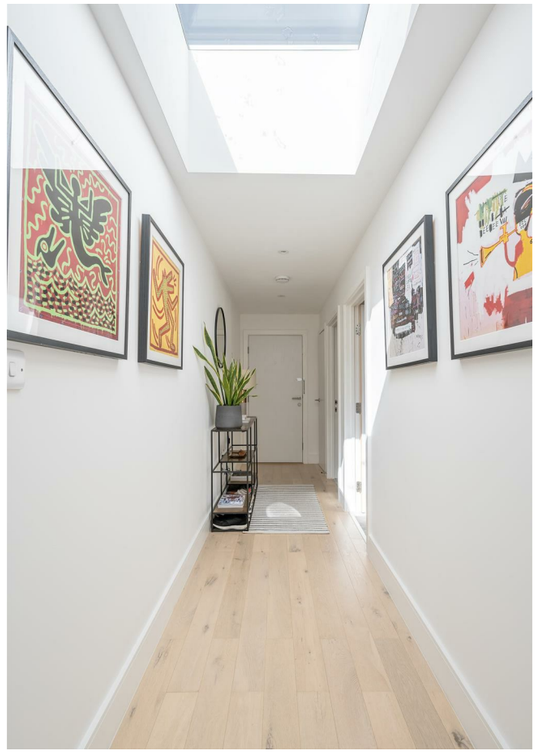

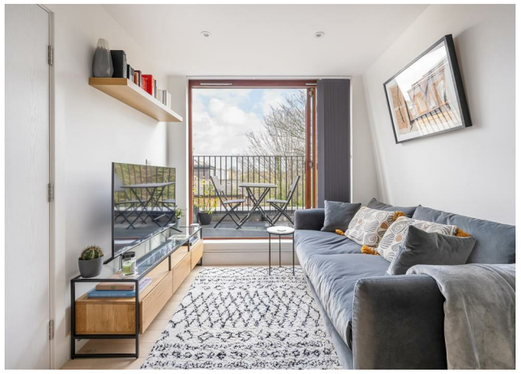

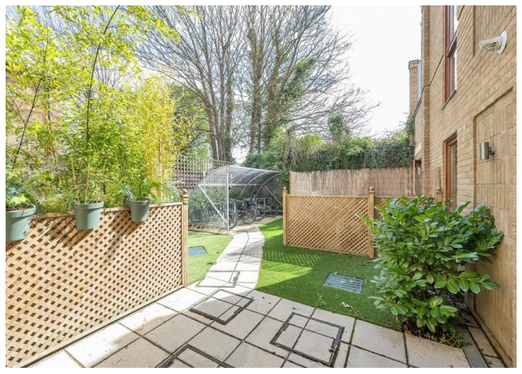

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IF YOU LIVED HERE...

Step inside and you have extra integrated storage in the skylit hallway is always a welcome addition to London apartment living. At the end of the hall you have your L-shaped, 180 square foot open plan kitchen and reception. Pale blonde hardwood runs underfoot throughout, and your kitchen's comprehensively decked out with seamless grey cabinetry top and bottom, and glossy quartz worktops in between.

Natural light floods the space courtesy of that private balcony. Step out here for quiet contemplation and rooftop views is the perfect spot for a morning coffee. Into your double bedroom now, plushly carpeted with a smart set of floor to ceiling integrated wardrobes. Next door your bathroom's a boutique beauty, tiled from top to toe and featuring a rainfall shower over the tub.

Outside and the glorious wide open greenery of Epping Forest is less than half a mile on foot, for jogs, strolls and picnics. Here's also where you'll find Hollow Ponds, made famous by local boy Damon Albarn and the perfect place to hire row boats and explore the waterways in the company of friendly ducks. Finally, round off your day with a visit to the bar at the Sir Alfred Hitchcock Hotel, the perfect spot to watch the sun go down over the trees. Be sure to also try out the Rear Window Restaurant, run by the team behind The Ivy.

WHAT ELSE?

- Leytonstone tube is a fifteen minute walk, for direct, regular and speedy connections to the City and West End via the Central line.
- You have secure on site bike storage, and cyclists can join a growing network of protected cycleways, starting on nearby Grove Green Road.
- Explore the arches next to Leyton Midland Road station for Gravity Well Taproom and Burnt Smokehouse, heaven sent destinations for craft beer fans and meat lovers respectively.

A WORD FROM THE OWNER...

"I was drawn to the property because it is situated in a quiet street with a peaceful vibe. I found the property deceptively spacious, and well appointed, and I have enjoyed the calming views from the secluded balcony when having my morning coffee.
The flat is part of a very small development of only eight flats – and my neighbours are a great bunch of people!
What I have enjoyed most about living in Leytonstone, is the convenient location and excellent transport links. Leytonstone station is only an 8 minute walk and Leyton Midland station is a 10 minute walk, with both getting me into the City in 20 mins. I have found it to be a vibrant and diverse neighbourhood, surrounded by Epping Forest, popular with young professionals like me, and the pubs, cafes and restaurants are great!"

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