

# CHADWICK ROAD



UPPER LEYTONSTONE, E11

# HOME STORY

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Offered chain free, this elegantly spacious two-bedroom first floor flat is perfectly positioned on a sought-after turning in the ever-popular Upper Leytonstone area. Just moments from the scenic Hollow Ponds and the open green spaces of Epping Forest, it's an ideal setting for morning runs, weekend walks and a welcome escape into nature.

High Road Leytonstone is also within easy reach, offering a wide selection of popular cafés, eateries, everyday amenities and major supermarkets, including M&S Foodhall, Aldi and Tesco Superstore. Whether it's a relaxed coffee stop, dining out with friends or picking up daily essentials, everything you need is close at hand.

Excellent transport links further enhance the lifestyle on offer, with Leytonstone Central Line station nearby, alongside convenient bus and cycle routes, providing easy access into the City and beyond.

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# THE STORY CONTINUES...



Perfectly positioned for both convenience and green open spaces, the home is just a short stroll from the picturesque Hollow Ponds and the vast greenery of Epping Forest — ideal for weekend walks, cycling and waterside relaxation.

Excellent transport connections are close by, including Central Line tube stations and local bus routes, while nearby road links include the A12, A406 and M11.

High street shopping, cafés and everyday amenities are all within walking distance, and connections into Westfield Stratford City, the Queen Elizabeth Olympic Park and East Village make this an exceptionally well-connected location.





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BEDROOM FIRST FLOOR  
FLAT IS PERFECTLY  
POSITIONED ON A  
SOUGHT-AFTER TURNING  
IN THE EVER-POPULAR  
UPPER LEYTONSTONE  
AREA.

# RESIDING HERE

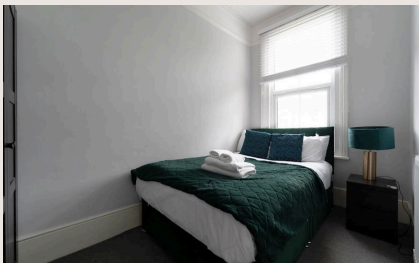


## Comfortable Living with Thoughtful Flow

Located just behind the reception space, the main bedroom is another impressively proportioned double room. Offering ample space for wardrobes and additional furnishings, it is both practical and restful. A rear-facing window allows natural light to pour in, creating a calm and airy atmosphere.

Continuing through the home, the bathroom provides a serene retreat, complete with a sleek suite and the perfect setting to unwind with a relaxing bath at the end of the day.

To the rear, the fitted kitchen combines style and functionality, featuring a range of wall and base units, work surface with tiled surround, and an integrated oven and hob. A well-designed space for everyday cooking as well as hosting, it offers everything needed to prepare favourite dishes with ease.



## A Bright and Characterful Home with Elegant Proportions

Set behind a shared entrance and hallway, this inviting home immediately offers a sense of warmth and character. Stairs rise to the first floor, where a striking split-level staircase adds to the feeling of space and charm.

To the front of the home, the beautifully bright bay-fronted living and dining room creates a wonderfully welcoming setting. With its generous proportions and high ceilings, this is a space designed equally for relaxed evenings in and entertaining family and friends. Whether enjoying a cosy movie night or gathering around the table for a home-cooked meal, the room offers both versatility and comfort, with an airy ambience that makes it easy to imagine spending much of your time here.

Also positioned to the front is the well-sized second bedroom — a flexible room that can effortlessly adapt to suit your lifestyle, whether used as a guest bedroom, nursery or peaceful home office.

## Outside & Local Lifestyle

Externally, the property benefits from access to shared parking via the front driveway.

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# FINER DETAILS



Asking Price £475,000

Lease: Approximately 958 years remaining

Share of Freehold

Ground Rent: N/A

Council Tax Band: C





# HOME FEATURES

- Elegantly spacious two-bedroom first floor flat
- Leasehold - Share of Freehold
- Offered chain free
- Ideally located within the popular Upper Leytonstone Area
- Large split-level first floor landing
- Bright & airy bay-fronted living / dining area
- Sleek fitted kitchen incl. integrated oven & hob
- Modern bathroom suite
- Two good size double bedrooms
- Access to shared driveway to front
- Great access to main shopping areas & local amenities
- Close to transport links incl. Central Line tube
- EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		





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# **Theydons.**

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