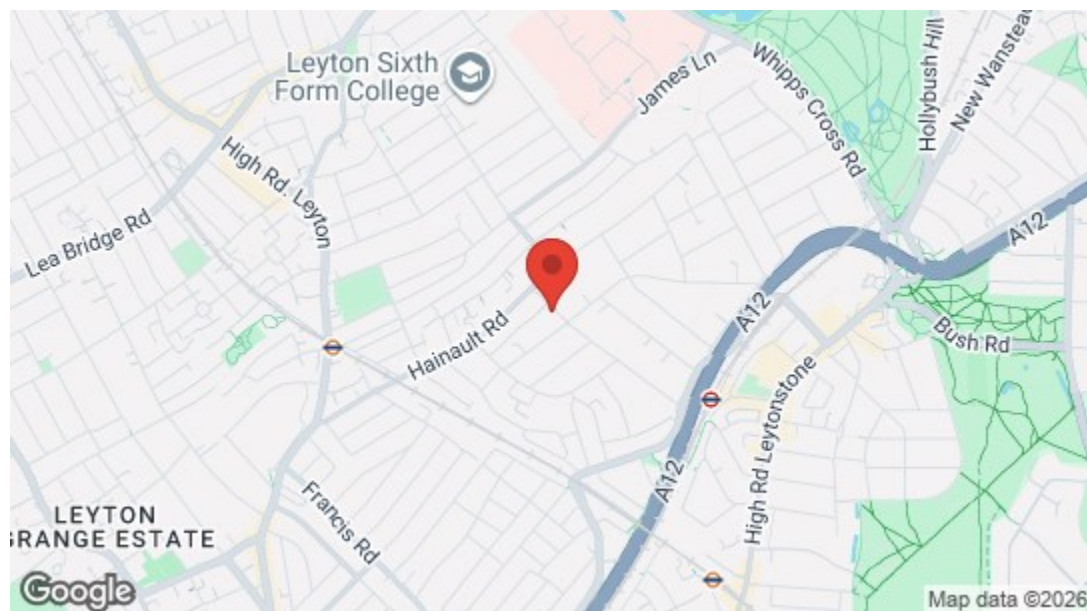




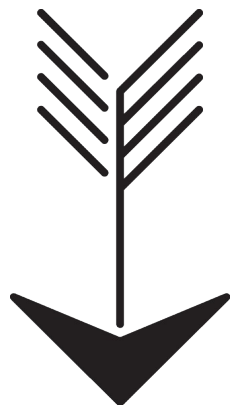
Total Area: 94.0 m² ... 1011 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

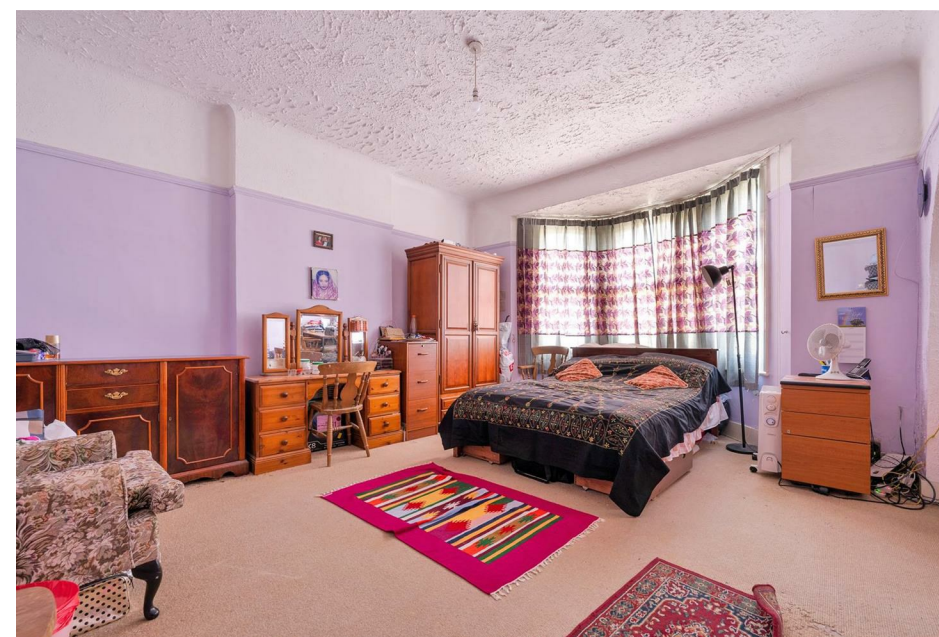
 Fairlop Road, Leytonstone
 Offers In Excess Of £495,000 Leasehold
 2 Bed Flat



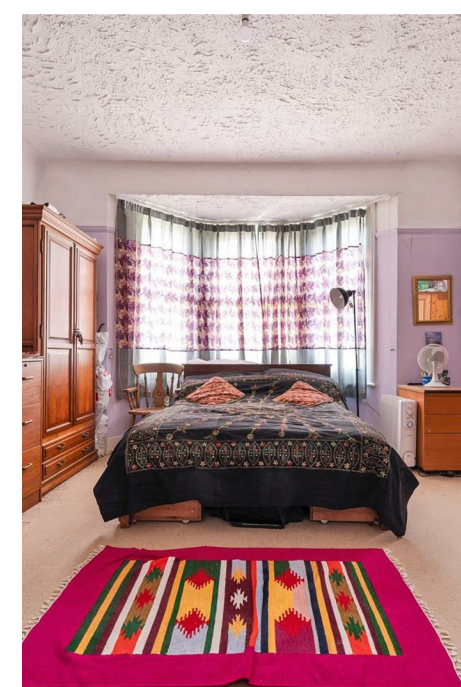
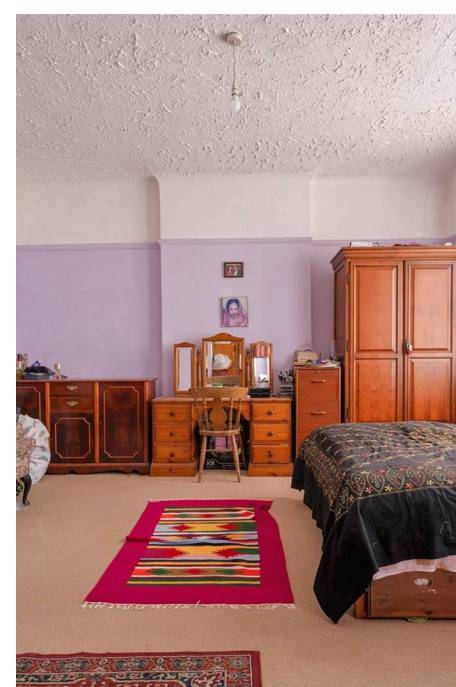


Features

- Two Bedroom Flat
- Over 1000 sq/ft Of Living Space
- Private South West Facing Garden
- Spacious Bay Fronted Main Bedroom
- Open Plan Kitchen And Reception
- Short Walk To Leytonstone Central Line Station
- Desirable Upper Leytonstone Location
- Chain Free



Set in the ever popular Upper Leytonstone neighbourhood, this generous two bedroom flat offers more than 1,000 square feet of living space, a private south west facing garden and a lovely sense of proportion throughout. You're also just a short walk from Leytonstone Central line station, with the best of the area close at hand and the added ease of a chain free sale.



A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLTON
E11 BRANCH MANAGER





➤➤ IF YOU LIVED HERE...

You'd be heading up through your own entrance hall and into a home with a calm, well balanced layout. At the front, the main bedroom is an especially generous space, with a wide bay window that draws in plenty of natural light and gives the room an airy, restful feel. Alongside it, the second bedroom is another good double, making the flat well suited to guests, working from home or simply having a little more room to spread out. There's also a neatly placed bathroom between the sleeping and living spaces.

At the back, the open plan kitchen, lounge and diner stretches out to more than twenty feet, creating a sociable, easy going heart of the home. There's plenty of room here for cooking, eating and relaxing, with the kitchen tucked to one side and direct access out to the garden. South west facing, this outdoor space catches the light beautifully and has a lovely, tucked away feel, with enough room for dining, planting or simply taking things slowly on warmer afternoons.

WHAT ELSE?

Upper Leytonstone remains one of the area's most sought after spots, loved for its residential streets and strong sense of place. Leytonstone Central line station is within easy walking distance, making journeys into the City and West End pleasingly straightforward. You're well placed for the neighbourhood's cafes, shops and everyday essentials, with green open spaces also close by.

