

First Floor

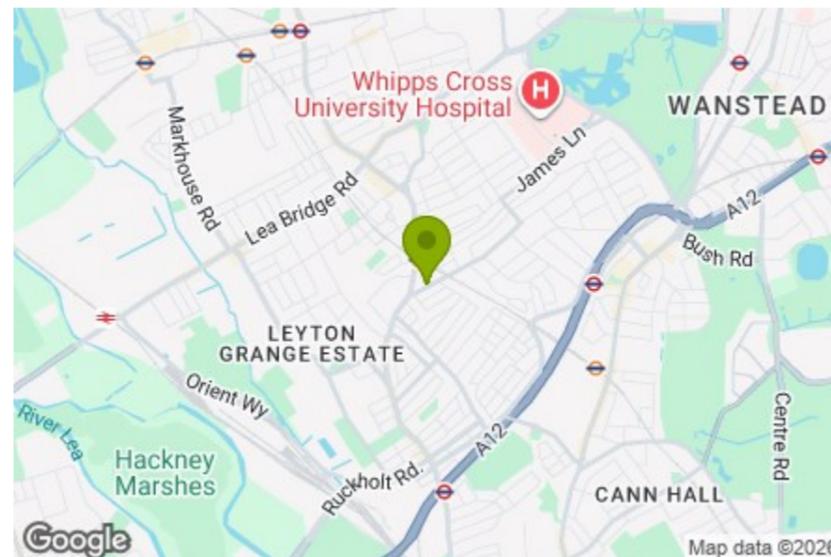
Total Area: 64.8 m² ... 697 ft²

All measurements are approximate and for display purposes only

Reception Room/ Dining Room/ Kitchen
26'2" x 20'6"

Bathroom
6'5" x 7'1"

Bedroom
14'7" x 16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HAINAULT ROAD, LEYTONSTONE

Offers In Excess Of £350,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Apartment
- Modern Development Close to Amenities
- First Floor With Lift Access
- South Facing Juliet Balcony
- Open Plan Kitchen/ Dining/ Entertaining Space
- Large Bedroom with Additional Desk Space
- Secure Entrance with Video Intercom
- Well Presented

Set within a modern development close to a wide range of local amenities, this well-presented one-bedroom apartment sits on the first floor with the benefit of lift access and a cohesive, well-considered finish throughout. The layout centres around an open-plan kitchen, dining, and entertaining area, designed for everyday living as well as hosting. A south-facing Juliet balcony adds a pleasant outlook and brings in additional natural light, while the generous bedroom offers room for additional desk space, ideal for working from home. The building features a secure entrance with video intercom, adding reassurance, and is positioned within a neighbourhood that blends everyday convenience with a strong local character.

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IF YOU LIVED HERE...

On the first floor, the apartment opens into a welcoming hallway with a built-in storage cupboard neatly tucked away to keep everyday essentials organised, leading naturally through to the main living area.

At the heart of the apartment, the kitchen, dining, and reception room form a generous open-plan setting with wood flooring and crisp cabinetry offset by softly contrasting walls. There is plenty of room for both dining and relaxed seating, making the room equally suited to everyday living and entertaining. Wide windows draw in generous daylight, giving the room a bright, welcoming character throughout the day.

Positioned away from the living area, the bedroom is comfortably sized and thoughtfully arranged, with built-in mirrored wardrobes providing integrated storage while preserving a calm, settled feel. Shutters frame the window and soften the incoming daylight, enhancing the room's restful atmosphere. Completing the home, the bathroom is finished in dark-toned tiling with clean-lined surfaces that add a refined, modern edge. A bath with an overhead shower is neatly incorporated, with contrasting textures bringing depth and a

quietly luxurious feel.

The surrounding neighbourhood has a lively, well-established feel, shaped by a strong mix of independent businesses and open green space. Nearby, the Leytonstone Railway Arches have become a popular local hub, with Tun Café and Bar offering a relaxed daytime spot, Leyton Calling bringing a tropical cocktail bar atmosphere, and Gravity Well Taproom known for its craft beers. Francis Road is also close at hand, celebrated for its pedestrianised stretch of independent cafés, shops, and well-loved spots including Yardarm and The Northcote Arms, alongside a weekend market that adds to its friendly, community-led character. For a change of pace, Leyton Jubilee Park offers wide open lawns, sports facilities, and plenty of room to unwind outdoors.

WHAT ELSE?

Leyton Midland Road station is a four-minute walk away, offering Overground services with connections across the city. Leytonstone station can be reached in just over fifteen minutes on foot, providing Central line services into central London and beyond. A wide range of bus routes runs through the area, giving additional flexibility for everyday travel and easy links to surrounding neighbourhoods.



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 CHARLETON
E11 BRANCH MANAGER

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