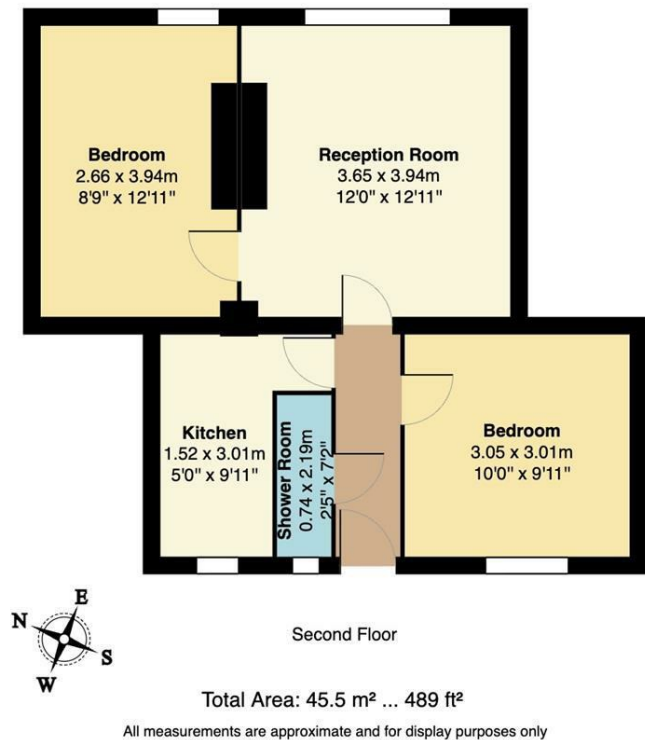




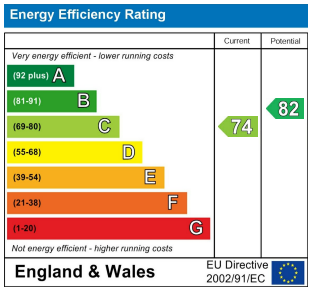
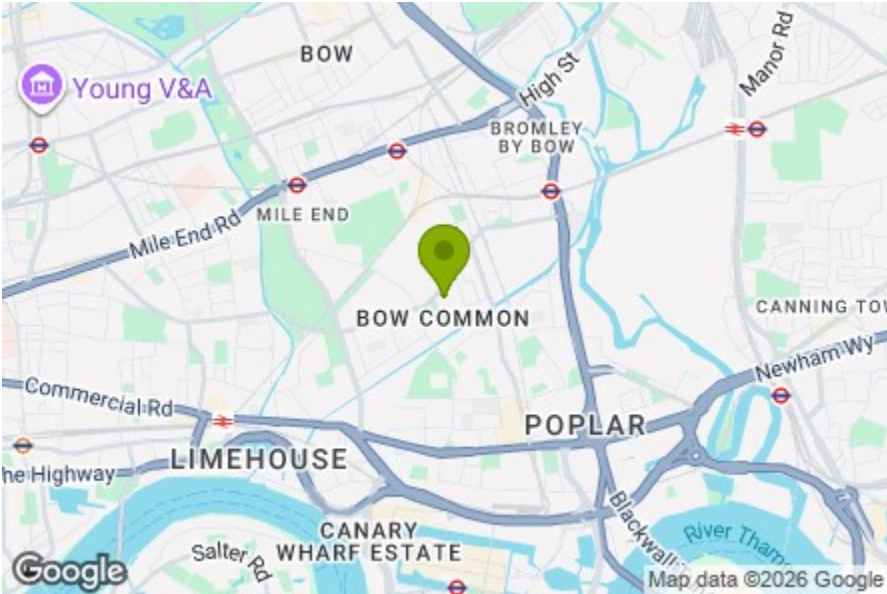
Reception  
11'11" x 12'11"

Bedroom  
10'0" x 9'10"

Bedroom  
8'8" x 12'11"

Shower Room  
2'5" x 7'2"

Kitchen  
4'11" x 9'10"



## DEVONS ROAD, LONDON

Offers In Excess Of £325,000 Leasehold  
2 Bed Flat



### Features:

- A well-presented two-bedroom flat on the second floor. An ideal first time buy
- Mile End and Devons Road stations just moments away, offering fast connections across London
- Within easy reach of the River Lea, canal walks and a growing selection of local cafés and neighbourhood spots

A two-bedroom flat in a quiet and friendly estate. The interior has been extensively refurbished to highlight the period features, with stripped wood and ceramic tiles. And the building itself benefits from a large communal garden and on-site manager. Mile End and Devons Road stations are a short walk away, with riverside and canal walks both close at hand.

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#### IF YOU LIVED HERE...

This home has been beautifully presented. The restored original woodwork is enhanced by simple ceramic tiling and bespoke fitted shelving and storage. These give the flat a unique style and offer immense practicality.

Each room leads naturally from the central hallway. The reception room offers generous space with well-judged proportions – ideal for dining and relaxing. Both this room and the master bedroom look out over the communal garden, giving a great sense of calm.

The kitchen is cleverly designed and separate from the living space. While compact, it's well laid out and positioned conveniently within the home.

Both bedrooms are good-sized doubles, and either could be adapted for sleeping, working or a mix of both. The shower room sits centrally, is efficiently designed and easily accessed from all rooms.

Residents can have plots in the large communal garden, and the building manager can arrange on-site parking and secure bike storage.

Positioned on the second floor, the flat also enjoys the quiet and privacy of being separated from the streets around.

#### WHAT ELSE?

- Newly carpeted throughout
- Restored wood and original features
- Secure on-site parking for bikes



#### WORD FROM THE OWNER...

"This a great place to live, and I'm sad to be moving after 40+ years. The communal garden is lovely and you can have your own plot. There's also secure storage for pushbikes, plus onsite parking. The house is managed by a residents' group, so there's a community feel to the place. And there's a manager who looks after the building. The whole place is very well run. It's a great area for walking, cycling and exercise. The local cemetery is a nature reserve, and the nearby canals, locks and River Lea valley are outstanding. Excellent transport links, shopping and local amenities. There's lots to do around here, and this is a friendly place to live."

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