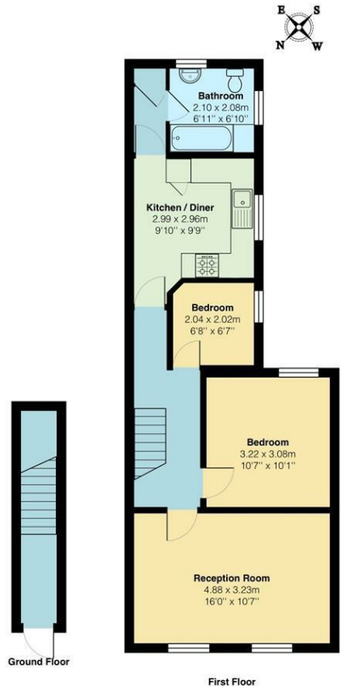


Total Area: 59.6 m² ... 641 ft²
All measurements are approximate and for display purposes only.

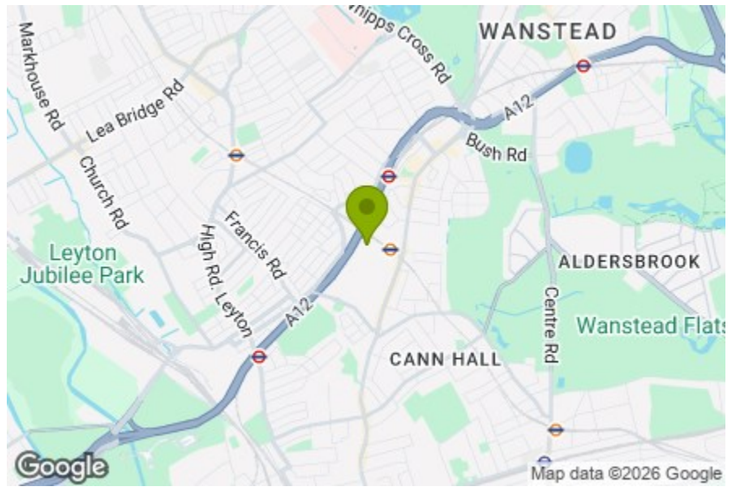
Reception Room
16'0" x 10'7"

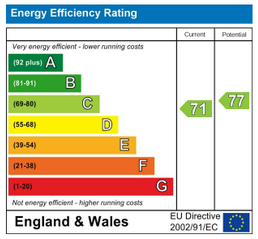
Bedroom
10'6" x 10'1"

Bedroom
6'8" x 6'7"

Kitchen/Diner
9'9" x 9'8"

Bathroom
6'10" x 6'9"





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NORMAN ROAD, LEYTONSTONE

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

Features:

- Two Bedroom Flat
- First Floor
- Well Located Close To Local Amenities
- Short Walk To Leytonstone Station
- Chain Free

Set on the first floor and offered chain free, this two bedroom flat is ideally placed for enjoying everything Leytonstone has to offer. With Leytonstone Underground Station within easy walking distance and a great selection of shops, cafés and everyday amenities nearby, it's a well-connected home in a lively East London neighbourhood.

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IF YOU LIVED HERE...

You'll step into a central hallway that connects each room of the home. The reception room is a comfortable space with plenty of room for relaxing and dining, while the separate kitchen sits conveniently alongside. Natural light flows through the flat, creating a bright and welcoming feel throughout.

Both bedrooms are well proportioned, offering flexibility whether you need a second bedroom, guest room or dedicated workspace. The bathroom is positioned off the hallway, making the layout practical and easy to live with. As a first floor home, there's a pleasing sense of privacy, while the straightforward arrangement of rooms makes the most of the available space.

WHAT ELSE?

Leytonstone Underground Station is a short walk away, putting the Central line within easy reach for quick journeys into the City and West End.
Explore the local independent favourites along Leytonstone High Road, including cafés, bakeries and neighbourhood restaurants, with plenty of options for weekend brunches and evening meals.
When you need some green space, Wanstead Flats and Hollow Ponds are both nearby, offering acres of open parkland, walking routes and waterside scenery.

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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