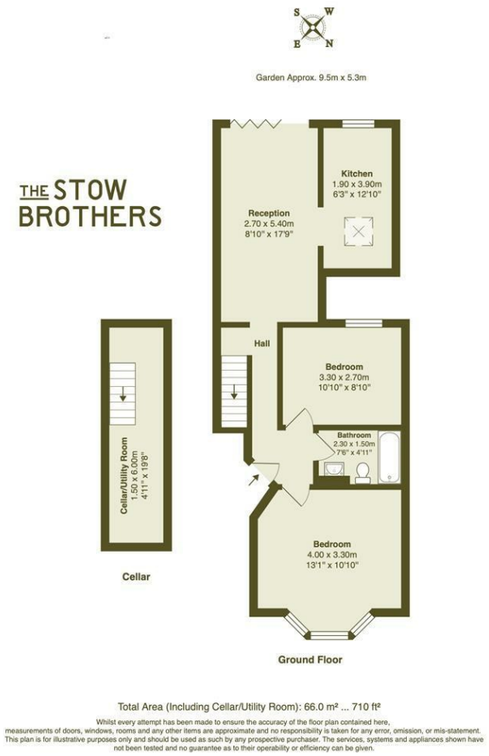


Total Area (Including Cellar/Utility Room): 66.0 m² ... 710 ft²

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.

Bedroom
13'1" x 10'9"

Bathroom
7'6" x 4'11"

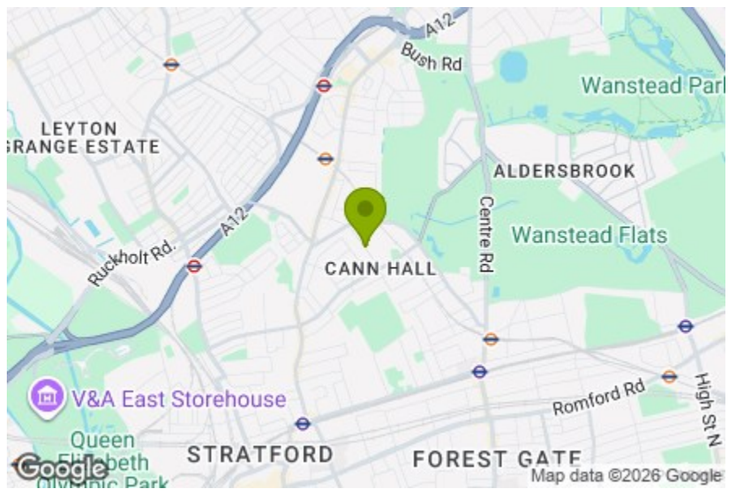
Bedroom
10'9" x 8'10"

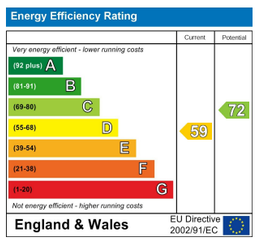
Reception
8'10" x 17'8"

Kitchen
6'2" x 12'9"

Cellar/Utility Room
4'11" x 19'8"

Garden
31'2" x 17'4"





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WOODHOUSE ROAD, LEYTONSTONE

Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat

Features:

- Ground Floor Garden Flat
- Share of Freehold
- Two Bedrooms
- Private Garden
- Chain Free
- Close to Wanstead Flats
- Cellar Utility Room
- End of Terrace

An inviting two bedroom garden flat occupying the ground floor of an end-of-terrace period property in Leytonstone. With its own private garden, thoughtfully arranged interiors and Wanstead Flats close by, this is a lovely spot to settle into, with independent neighbourhood favourites and excellent green spaces all within easy reach. Offered chain free, with a share of freehold.

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IF YOU LIVED HERE...

Step inside and you'll find a welcoming hallway leading to two bedrooms, a bathroom and the main living space towards the rear. The principal bedroom sits at the front, where a lovely bay window with plantation shutters brings in plenty of natural light. Painted floorboards, soft neutral tones and a dark feature wall lend the room a contemporary touch. The second bedroom offers flexibility for guests, a home office or both, while the bathroom features a bathtub with overhead shower and classic white tiling.

To the rear, the reception room is bright and inviting, with warm flooring, crisp white walls and plenty of space for both lounging and dining. A wide opening connects to the separate kitchen, where pale cabinetry, wooden worktops and patterned flooring create a fresh, understated finish. Beyond the reception, doors open directly onto the private garden, a lovely extension of the living space in warmer months. With raised planting beds, decking and a central lawn-style area, there's room for outdoor dining and relaxing in the sunshine. Back inside, a cellar utility room provides useful additional space for laundry and storage.

WHAT ELSE?

· Wanstead Flats is a short walk away, offering acres of open greenery for morning runs, weekend strolls and picnics. Nearby Cann Hall Park is another lovely local spot for some fresh air.
· There's plenty to discover locally, from the welcoming Leytonstone Tavern and Rookwood Village to the independent cafés, breweries and neighbourhood favourites around Winchelsea Road.
· Leytonstone High Road Overground station is within easy walking distance, while Forest Gate offers Elizabeth line connections and Leytonstone Underground provides access to the Central line.



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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