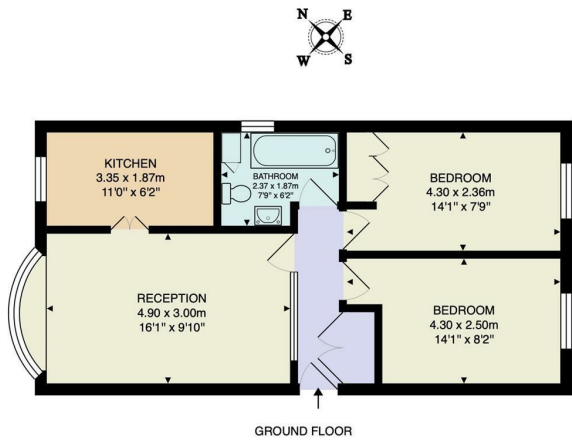




Total Area: 52.8 m² ... 569 ft²

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.

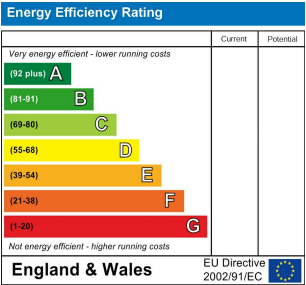
Reception
16'0" x 9'10"

Kitchen
10'11" x 6'1"

Bathroom
7'9" x 6'1"

Bedroom
14'1" x 7'8"

Bedroom
14'1" x 8'2"



FOREST ROAD, LEYTONSTONE

Offers In Excess Of £350,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Ground Floor
- Recently Renovated Bathroom with Underfloor Heating
- Allocated Parking Space
- Quiet Leytonstone Location
- Moments to Leytonstone Tube
- A Short Walk to Hollow Ponds

A well-kept two-bedroom ground-floor apartment in a tucked-away Leytonstone setting, with the Central line close by and Hollow Ponds within easy reach. With an allocated parking space and a recently renovated bathroom, it's a practical home in a particularly well-connected corner of E11.

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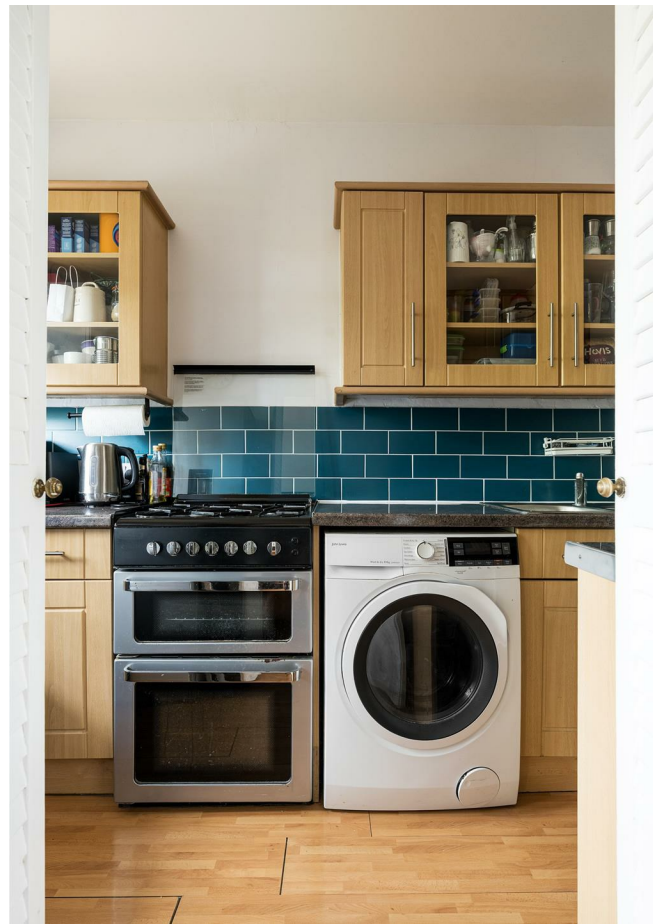
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IF YOU LIVED HERE...

Step inside and the hallway leads through to a bright, well-proportioned reception room, where a broad curved bay draws in plenty of daylight and wood-effect flooring adds warmth underfoot. There's ample room to create distinct areas for relaxing and dining, while double doors connect directly with the separate kitchen. Here, timber-style cabinetry provides plenty of storage and worktop space, with a window bringing in natural light.

Both bedrooms sit on the other side of the hallway and are comfortably proportioned, with the second bedroom also benefiting from fitted wardrobes for useful built-in storage. The recently renovated bathroom is finished with crisp white tiling, a bath with shower above and a rich blue accent wall, with underfloor heating adding an especially welcome touch. Outside, you'll also have the convenience of your own allocated parking space.

WHAT ELSE?

Leytonstone has plenty to keep weekends interesting, with The Red Lion, Leytonstone Tavern and San Marino among the neighbourhood favourites for drinks, dinner and an easy brunch. Hollow Ponds is a short walk away, putting a wonderful stretch of Epping Forest close to home for woodland walks, running and time by the water. Leytonstone Underground station is moments away for Central line connections across London, while the shops, cafés and everyday amenities around Leytonstone High Road are also close at hand.



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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