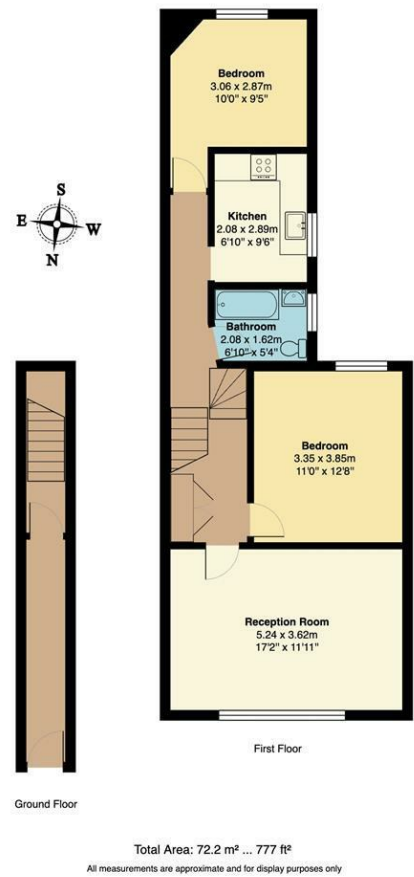




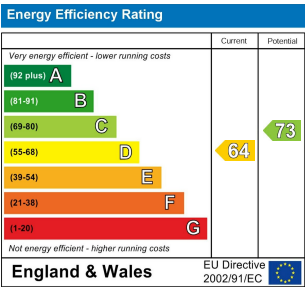
Reception Room
17'2" x 11'10"

Kitchen
6'9" x 9'5"

Bedroom
10'11" x 12'7"

Bedroom
10'0" x 9'4"

Bathroom
6'9" x 5'3"



LEA BRIDGE ROAD, LEYTON

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



Features:

- Two Bedrooms
- Maisonette
- Well Presented
- Original Features
- Walking Distance to Leyton Midland Road
- Close Proximity to Walthamstow village

Set between the independent shops, cafés and restaurants of Walthamstow Village and Leyton, with the open greenery of Hollow Ponds also within easy reach, this well-presented two bedroom first floor maisonette offers a lovely balance of neighbourhood life and outdoor space.

Inside, the layout includes a separate reception room and kitchen, alongside a modern bathroom and two bedrooms. Generous first floor windows bring in plenty of natural light, while original features add character and warmth throughout.

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IF YOU LIVED HERE...

Your own front door opens at ground level, with stairs leading up to the first floor where the accommodation unfolds. At the front of the home, the generous reception room is filled with natural light from its broad window, creating a welcoming space to relax or entertain. Original features, including high ceilings and decorative details, bring plenty of character, while the colourful décor gives the rooms a warm, individual feel.

Along the hallway you'll find the second bedroom, a comfortable double that would also work well as a guest room or home office. Beyond this sits the bathroom, complete with a bath and overhead shower, while the separate kitchen is thoughtfully arranged with contemporary cabinetry, generous worktop space and a window drawing in plenty of daylight. At the rear of the maisonette, the principal bedroom enjoys a peaceful position away from the road, making it an inviting retreat at the end of the day.

Beyond the front door, Hollow Ponds is around a ten-minute walk away, bringing the boating lake, woodland paths and the wider landscape of Epping Forest close to home. Head north and you can be in Walthamstow Village in a similar amount of time, with Hucks ideal for coffee before a wander through the surrounding streets and village square.

WHAT ELSE?

- Lea Bridge Road puts you within easy walking distance of Leyton Midland Road Station, with Overground services linking to Blackhorse Road, Gospel Oak and beyond, while nearby bus routes make getting around East London straightforward.
- Walthamstow Village is close by, with local favourites including The Good Egg and Ruffs Bistro, as well as independent shops and historic streets to explore. God's Own Junkyard is also nearby, bringing together an extraordinary collection of neon artwork and vintage signs.
- For green space, Walthamstow Wetlands, Lloyd Park and Hackney Marshes are all within easy reach, offering miles of walking and cycling routes as well as peaceful places to unwind.



A WORD FROM THE OWNER...

"We lived in this flat for 7 years and were really happy here! It's a great size and layout - not many two bed flats are big enough for hosting guests, but this one is! It's also fantastic for transport - we both used the Victoria Line every day for work, but also made good use of all the buses that serve Baker's Arms, taking you quickly to Stratford and Hackney. Plenty of great independent businesses nearby too, especially if you're a foody! We loved the High Fry chip shop, and Bromley's Café, as well as all the world supermarkets which we loved to browse."

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