



Second Floor

Total Area: 33.4 m² ... 360 ft²

All measurements are approximate and for display purposes only

Reception Room
13'8" x 9'8"

kitchen
7'10" x 5'7"

Bedroom
12'7" x 10'0"

Shower Room
6'1" x 5'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHESSINGTON MANSIONS, Offers In Excess Of £200,000 Leasehold 1 Bed Flat



Features:

- One Double Bedroom Flat
- Second Floor
- Chain Free
- Ideal First Time Buy
- Upper Leytonstone Location
- Close to Leytonstone Underground

A bright one bedroom flat on the second floor of Chessington Mansions, set in upper Leytonstone within easy reach of Leytonstone Underground. You're well placed for local cafés, pubs and everyday shops, with Wanstead Flats and Wanstead Park close by when you want a quieter stretch of green

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IF YOU LIVED HERE.....

You'd step straight into a bright, neatly arranged reception room, with soft grey carpet underfoot, white walls and a broad window bringing in natural light. There's space here for a sofa, TV set-up and a small dining table, while built-in cupboards help keep things tidy.

The kitchen sits separately beside the reception room, finished with pale grey cabinetry and a window above the sink keeping the space bright. The layout is compact and practical, making good use of the available space.

The double bedroom is calm and simply finished, with a light, neutral palette and space for freestanding wardrobes and drawers. The shower room is neatly arranged with a walk-in shower, WC and basin, along with built-in storage, giving the flat a straightforward, functional feel throughout.

WHAT ELSE?

- Leytonstone Underground is within easy reach for Central line journeys into the City and West End.
- Leytonstone Tavern, The Red Lion and The Wild Goose Bakery are all local favourites for food, drinks and weekend coffee.
- Wanstead Flats and Wanstead Park are close by for walking, running and fresh air.



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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