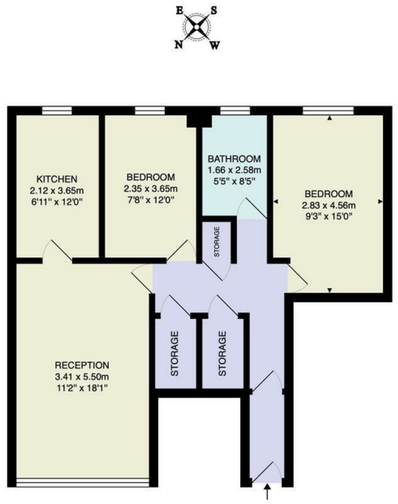


GROUND FLOOR

Total Area: 69.8 m² ... 752 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.

Storage

Storage

Storage

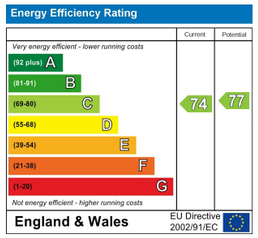
Reception
11'2" x 18'0"

Kitchen
6'11" x 11'11"

Bedroom
7'8" x 11'11"

Bathroom
5'5" x 8'5"

Bedroom
9'3" x 14'11"



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E17 & E10
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WALLWOOD ROAD, LEYTONSTONE

Asking Price £370,000 Leasehold

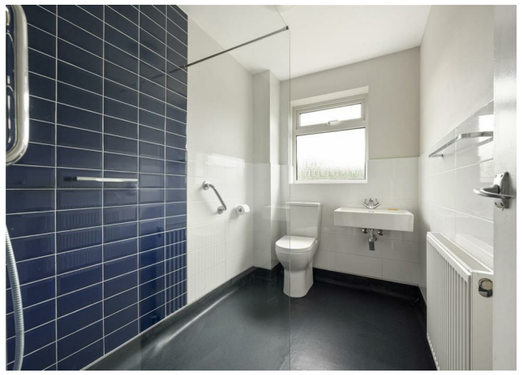
2 Bed Flat

Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Private Entrance
- Chain Free
- Private Garage En Bloc
- Quiet Residential Street
- Close to Leytonstone Tube Station
- Bright & Spacious

Set on a quiet residential turning in Leytonstone, this bright and well-proportioned two bedroom ground floor apartment offers a calm, considered space within easy reach of local life. You're a short walk from Leytonstone Underground station for reliable Central line connections, while nearby green spaces and neighbourhood favourites keep day-to-day living feeling easy and well balanced.

REQUEST A VIEWING
0203 397 2222



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IF YOU LIVED HERE...

Stepping through your own private entrance, you're welcomed by a generous hallway that sets the tone for the rest of the home. The layout is thoughtfully arranged, with a natural flow between rooms and a sense of openness throughout. The reception room is particularly inviting, a long, light-filled space with a wide window drawing in soft daylight and built-in shelving adding both character and practicality. Close by, the separate kitchen is neatly laid out with plenty of worktop space and cabinetry, offering a functional setting for everyday cooking.

Both bedrooms are comfortable doubles, each well proportioned and quietly positioned, making them easy to adapt to your needs. The bathroom has a clean, contemporary feel, with striking tiling and a walk-in shower adding a more modern edge. Throughout, the home feels well cared for and ready to move into, with a calm, neutral palette that makes it easy to settle in and make it your own. Outside, the inclusion of a garage en bloc is a rare and useful addition, while the surrounding communal grounds and peaceful setting give the development a relaxed, tucked-away feel.

WHAT ELSE?
A short walk to Leytonstone Underground station for swift Central line access into the City and West End
Close to Wanstead Flats, offering wide open green space for walking, running or slower weekend mornings
Within easy reach of Leytonstone High Road, with its mix of independent cafes, bakeries and everyday essentials
Well placed for local favourites like The Wild Goose Bakery and Homies on Donkeys
A neighbourhood that strikes a nice balance between calm residential streets and a well-connected East London setting

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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