

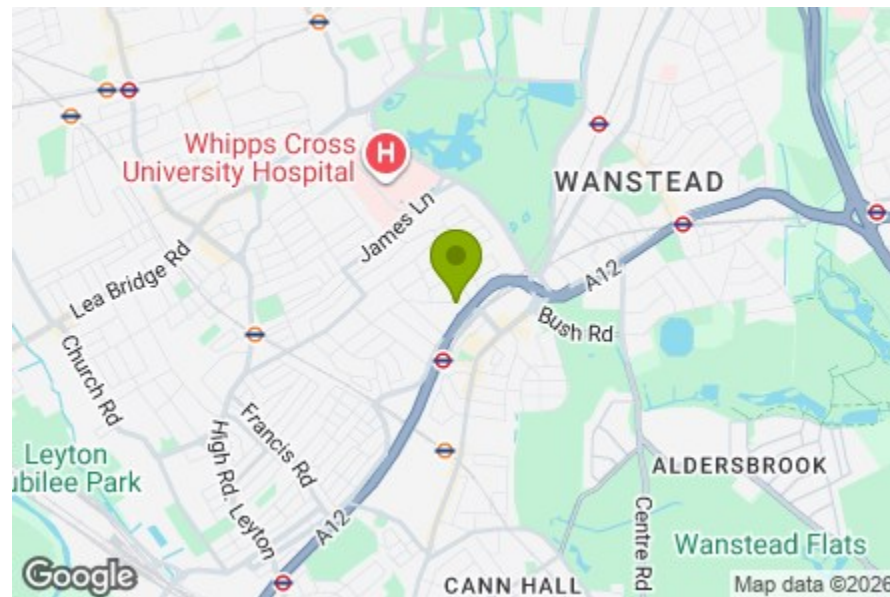
Reception  
11'6" x 13'9"

Bedroom  
10'9" x 13'9"

Bathroom

Kitchen  
8'9" x 8'5"

Total Area: 47.3 m<sup>2</sup> ... 510 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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	



## WALLWOOD ROAD, LEYTONSTONE

### Offers In Excess Of £335,000 Leasehold 1 Bed Flat



#### Features:

- One Bedroom Apartment
- Victorian Conversion
- Raised Ground Floor
- Period Features
- Close to Leytonstone Tube Station
- Easy Access to Epping Forest (Hollow Ponds)
- Well Presented
- Bay Fronted

A bright and well presented one bedroom apartment set on the raised ground floor of a handsome Victorian conversion in Leytonstone. With Leytonstone Tube Station a short walk away and the wide open green and blue spaces of Epping Forest and Hollow Ponds nearby, this is a wonderfully placed home with both city connections and nature close at hand.

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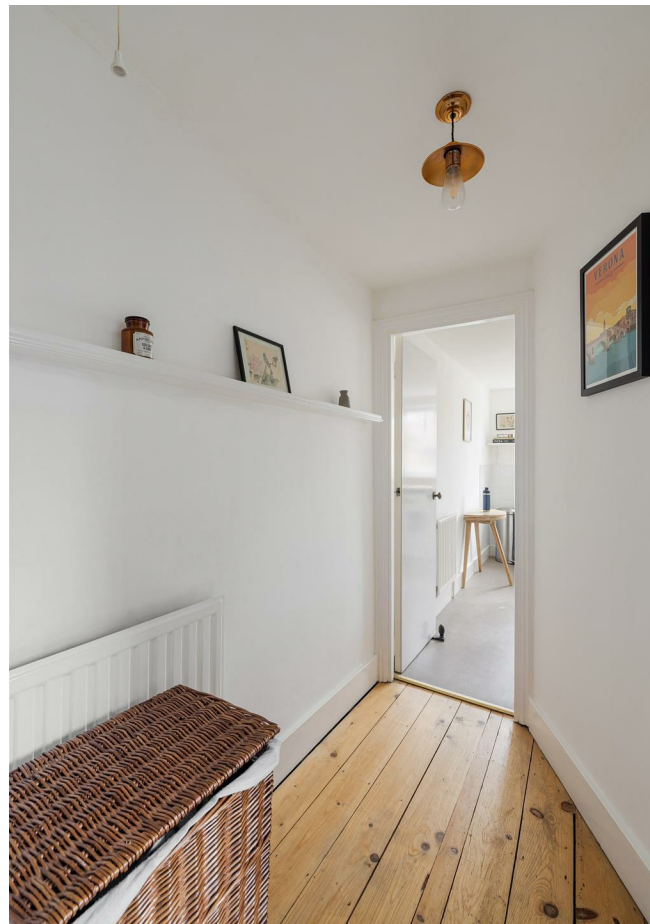
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#### IF YOU LIVED HERE...

You step inside to a welcoming hallway that leads through the home. At the front sits your reception room, a comfortable and characterful living space centred around a bay window that draws in plenty of natural light. Period details and timber flooring add warmth and texture, while the proportions give you space for both relaxing and working from home if needed.

Next door, the bedroom is a bright and generous double, easily arranged with plenty of space for storage while still feeling open. Further along the hall you'll find the kitchen, neatly arranged with fitted units and work surfaces, offering a practical layout for everyday cooking. Just beyond sits the bathroom, a bright and simple space finished in clean, classic tones. Throughout the apartment the period character of the Victorian building is balanced with a well kept, comfortable finish, making it an easy place to settle straight into.

#### WHAT ELSE?

Leytonstone Underground Station is within easy walking distance for the Central line, offering direct journeys to Stratford, the City and the West End.

Hollow Ponds and the wider landscapes of Epping Forest are nearby, with woodland trails, boating lakes and open green space to explore.

Francis Road is around a 10 minute walk away, where you can start the day with coffee at Albert & Francis and wind down in the evening with a glass of wine and small plates at Yardarm.



#### A WORD FROM THE OWNER...

"Since 2021, this flat has been more than just a property - it has been my home. From the moment I moved in, it was exactly what I needed: cosy, low-maintenance, and perfectly located. Its original charm gives it a warmth and character that immediately makes you feel at home.

Each room is blessed with large windows that flood the space with natural light, and when the sun does make an appearance, the flat feels especially bright and uplifting.

In 2024, my wife moved in, and it became the first place we've shared together - which makes it all the more special to us. We've loved exploring everything Leytonstone has to offer, with great cafés, pubs, restaurants and green spaces all within easy walking distance.

We'll be genuinely sad to say goodbye, but we're excited for the next owner to enjoy it just as much as we have."

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