Total Area (Excluding Outdoor Storage): 43.8 m² ... 471 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
11'7" x 13'7"

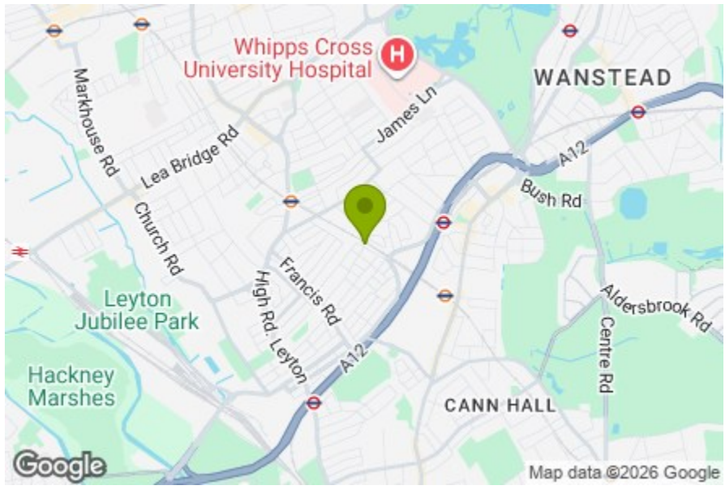
Bedroom
9'4" x 11'1"

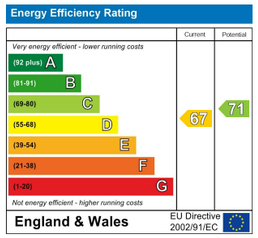
Bathroom

Kitchen
9'3" x 7'5"

Outdoor Storage

Garden
36'10" x 15'8"





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PRETORIA ROAD, LEYTONSTONE

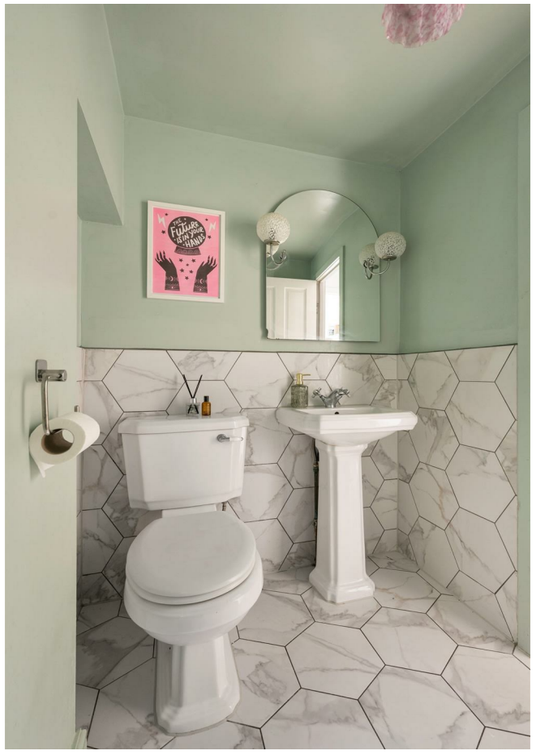
Offers In Excess Of £375,000 Share of Freehold
1 Bed Flat

Features:

- One Bedroom Flat
- Ground Floor Conversion
- Private Garden
- Bright Bay Fronted Reception
- Original Features
- Modern Kitchen And Bathroom
- Desirable Location Close To Francis Road
- Short Walk To Leytonstone Central Line Station

A characterful one-bedroom ground floor conversion in a well-loved Leytonstone pocket, with a private rear garden and plenty of original detail inside. Francis Road is close by for independent favourites, while Leytonstone Central line station keeps the City and beyond within easy reach.

REQUEST A VIEWING
0203 397 2222



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IF YOU LIVED HERE...

The bright bay-fronted reception sets the tone, with stripped wooden floorboards, soft green walls and original detailing giving the room plenty of warmth and personality. Beyond, the double bedroom continues the characterful feel, while the bathroom brings a bolder finish with hexagonal tiling, a freestanding-style bath with shower above and a skylight drawing in natural light. The modern kitchen sits towards the rear, pairing deep green cabinetry with white metro tiles, patterned flooring and warm metallic handles.

A door from the kitchen takes you directly into the private rear garden, which stretches away behind the flat and offers plenty of room for planting, outdoor dining and slower summer afternoons. There's also a useful outdoor storage space tucked alongside. Altogether, it's an inviting home with a lovely balance of period character, colourful interiors and its own generous slice of outside space.

WHAT ELSE?

Francis Road is nearby, one of Leyton's most enjoyable neighbourhood stretches, with independent cafés, restaurants and shops to explore. Leytonstone High Road adds plenty more choice, with local favourites including The Red Lion and San Marino.
Leytonstone Central line station is within easy reach for straightforward connections into central London, while Leytonstone High Road Overground provides another useful option for getting around East London.
For green space, you're well placed for Wanstead Flats and Hollow Ponds, giving you acres of open landscape, woodland and walking routes when you fancy escaping the streets for a while.

A WORD FROM THE OWNER...

"Whilst the garden requires landscaping, this ground floor flat has a full size private garden. This allows for the potential to extend whilst still maintaining an outdoor space particularly attractive as we have share of freehold "

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