Total Area: 79.3 m² ... 854 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.

Bedroom
13'11" x 12'8"

Bedroom
10'7" x 8'1"

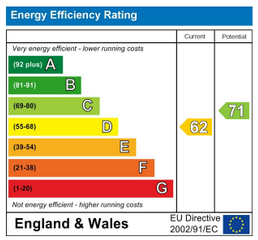
Bathroom

Kitchen
11'9" x 11'6"

Reception
11'4" x 16'7"

Bedroom
6'4" x 14'0"

Garden
31'3" x 9'0"



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CHADWICK ROAD, LEYTONSTONE

Offers In Excess Of £525,000 Share of Freehold

3 Bed Flat

Features:

- Three Bedroom Apartment
- First floor
- Shared Rear Garden
- Chain Free
- Modern Kitchen & Bathroom
- High Ceilings
- Easy Access To The Hollow Ponds & Epping Forest
- Short Walk to Leytonstone Tube Station
- Upper Leytonstone Location
- Potential for Enhancement (STP)

A bright three bedroom first-floor apartment in Upper Leytonstone, combining high ceilings and generous proportions with a modern kitchen and bathroom. Offered chain free with a shared rear garden and potential for further enhancement, subject to the necessary permissions, you're well placed for Leytonstone's independent places to eat and drink, as well as the open landscapes of Hollow Ponds and Epping Forest. The property also comes with ownership of the entire loft space, adding another particularly useful dimension to its future potential.

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IF YOU LIVED HERE...

The reception room makes an inviting centrepiece, with its broad bay window drawing in plenty of natural light and high ceilings adding to the sense of space. The clean, neutral finish continues into the separate kitchen, where sleek pale cabinetry is teamed with metro tiling, integrated cooking appliances and plenty of worktop space. The modern bathroom is finished in large-format neutral tiles and has a walk-in shower.

The floorplan places one bedroom at the front, alongside the reception room, while two further bedrooms sit beyond the kitchen and bathroom towards the rear. The largest of these is particularly well proportioned, while the third offers useful flexibility depending on how you like to live. Outside, there's a shared rear garden, giving you welcome outdoor space in this leafy part of Leytonstone. At around 854 square feet, the apartment already offers plenty of room, while ownership of the entire loft space adds further potential for enhancement, subject to the necessary permissions.

WHAT ELSE?
- Upper Leytonstone puts you close to some brilliant local green space, with Hollow Ponds and the wider Epping Forest landscape within easy reach for weekend walks and a proper dose of nature.
- There's plenty locally for food and drinks too, with The Heathcote & Star, Filly Brook and Out of the Woods all great nearby options, alongside the independent cafés and shops around Leytonstone.
- Leytonstone Underground Station is a short walk away, putting the Central line within easy reach for journeys across London.

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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