

Kitchen/Lounge/Diner
12'1" x 16'11"

Bedroom
15'1" x 9'9"

Bedroom
7'9" x 8'9"

Bathroom

Bathroom

Storage

Total Area: 47.7 m² ... 514 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

POPPLETON ROAD, LEYTONSTONE

Offers In Excess Of £350,000 Leasehold 2 Bed Flat



Features:

- Victorian Conversion
- Open Plan Living/ Dining Space
- Two Bedroom Flat
- Stylish Design and Decor
- Exposed Brick Feature Wall
- Upper Leytonstone Location
- Short Walk to Leytonstone Train Station
- Easy Access to The Hollow Ponds

Set within an attractive Victorian conversion in sought-after Upper Leytonstone, this beautifully designed two-bedroom home combines period character with modern style. Inside, an open-plan living and dining space creates a warm and welcoming atmosphere, enhanced by a striking exposed brick feature wall and thoughtfully chosen décor. The result is a comfortable setting that feels both timeless and contemporary. With Leytonstone Station and the scenic Hollow Ponds just a short walk away, convenience and calm come perfectly together.

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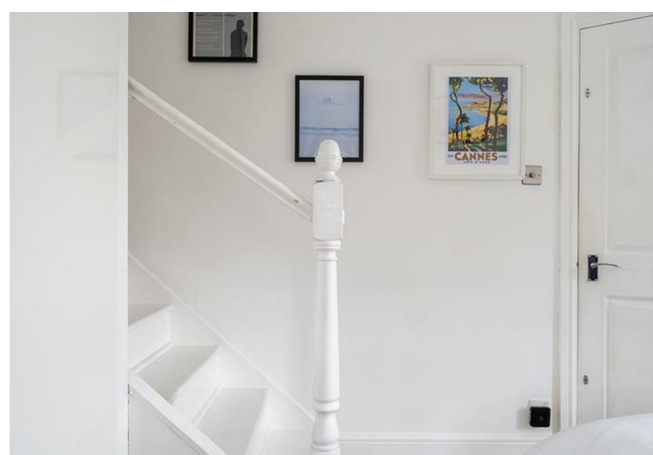
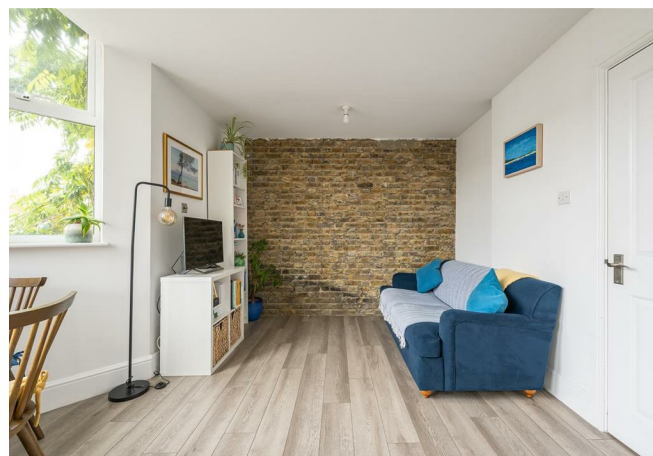
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IF YOU LIVED HERE...

Red brick detailing and elegant bay windows framed by climbing greenery give this characterful period building an instantly welcoming feel. The foliage softens the façade and brings a touch of natural charm to its classic proportions.

Inside, the first floor unfolds with an easy sense of flow. A softly finished hallway sets a gentle introduction, leading through to airy and well-balanced rooms. The open-plan kitchen, lounge and dining area enjoys an abundance of natural light from the generous bay window, offering a cheerful setting for both everyday life and relaxed entertaining. Exposed brickwork adds warmth and texture, complemented by pale flooring that enhances the spacious, contemporary mood.

The main bedroom is a calming space with dual-aspect windows and a soothing neutral palette that makes the most of the daylight. The second bedroom is equally bright, offering a comfortable and versatile space, while the landing includes a useful built-in storage cupboard for convenience.

The bathroom has a peaceful, refreshing atmosphere, with a fitted bath and soft tones creating a space that feels restful and inviting. An additional shower room is neatly finished with subtle tiling and a simple design that complements the rest of the home.

Altogether, this well-composed property blends character and comfort with effortless ease, offering bright interiors within a classic building full of charm.

Surrounding the home, the area brings a relaxed yet vibrant atmosphere with plenty to explore close by. Out of the Woods café is a much-loved local spot for coffee and weekend brunches, while Arte Pasta serves up authentic Italian dishes in a friendly, neighbourhood setting. A short stroll leads to Leytonstone High Road, home to everyday amenities, independent shops and favourites such as The Wild Goose Bakery, known for its artisan breads, cakes, and excellent coffee. For evenings out, The Red Lion is a welcoming local pub with a lively atmosphere, great food, and regular community events. When it's time for fresh air, the open green spaces of Wanstead Flats and Hollow Pond, part of Epping Forest, offer woodland walks, open water views, and peaceful picnic spots perfect for unwinding.

WHAT ELSE?

Leytonstone Station is less than fifteen minutes away, providing easy access to central London via the Central line. The area is also well served by a range of local bus routes, offering convenient connections to neighbouring areas including Stratford, Wanstead and Walthamstow. Whether commuting, heading into town, or exploring nearby green spaces, getting around from here is simple and well connected.



A WORD FROM THE OWNER.....

"The view from the bay window of the street with all the trees and the edge of Epping Forest is beautiful- perfect for sipping a coffee and watching the world go by on the weekend! Hollow Ponds is only a 5-minute walk which is great for taking out the rowing boats around the lake in summer, and amazing for a hearty autumnal stroll all the way out to Humphrey's cafe and back. The area has a lovely local sense of community, with Out of the Woods coffee shop a 2-minute walk away, and it's also really handy having so many good supermarkets close by such as M&S food hall, Tesco, Aldi."

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