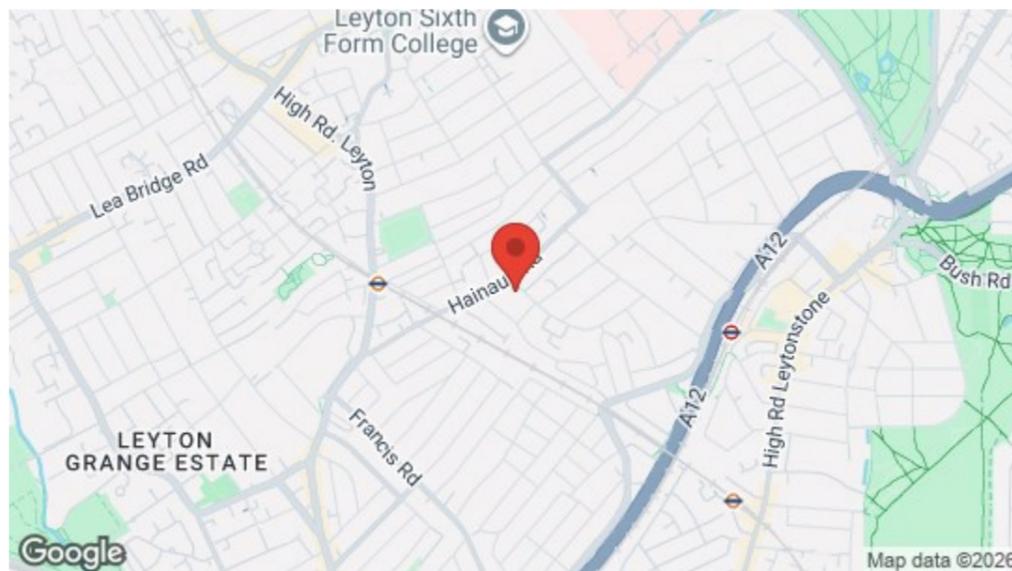


First Floor

Total Area: 72.2 m² ... 777 ft² (excluding balcony)
 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	85	85
(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	

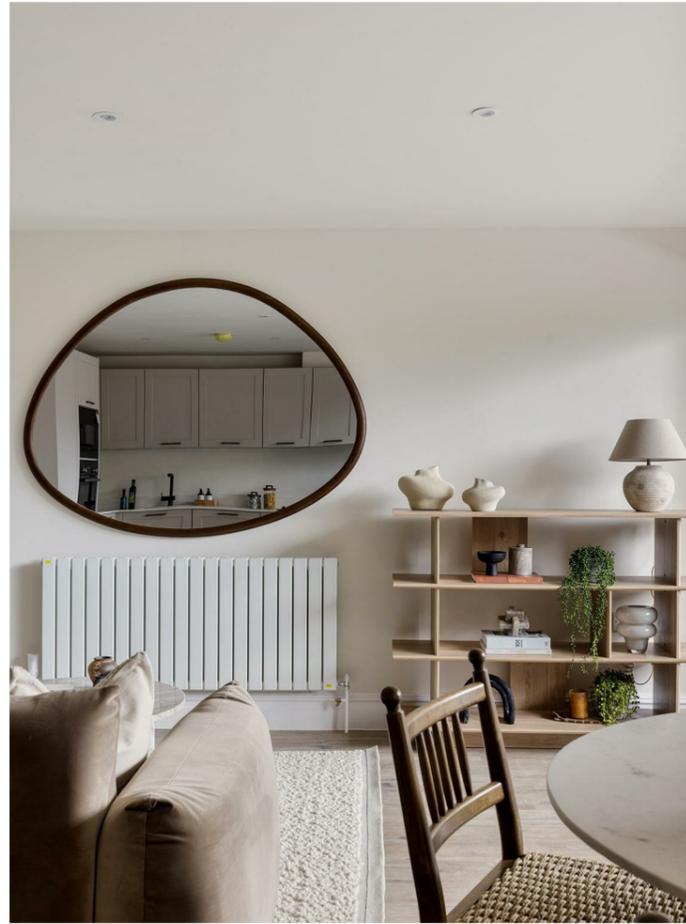
 **Bulwer Road, Leytonstone**
£525,000 Leasehold
2 Bed Apartment





Features

- New Build Apartment
- Two Bedrooms
- First Floor
- Brick Elevations
- Corner Plot
- Short Walk to Hollow Ponds
- Close to Wanstead Park
- Situated between Leyton Midland Road and Leytonstone Stations



Located in the increasingly sought-after Upper Leytonstone neighbourhood, this brand new two-bedroom, two bathroom apartment has been flawlessly designed throughout, with a fantastic corner position on the the first floor of an architecturally striking development.

Highlights include the large open plan living space, immaculate decor, high-spec fittings and abundance of natural light throughout. As for the location, it offers quick access to excellent transport links, green spaces and top class amenities - perfect.

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





➤➤ IF YOU LIVED HERE...

This brand new development has been designed with modern living in mind, so you can expect box fresh decor and sparkling fittings throughout. An excellent start to the new phase of your life, we're sure you'll agree.

Your spacious open plan kitchen/living area is bright and spacious, with smart flooring sweeping the length and plenty of room for dining, relaxing, working and socialising, along with a private balcony perfect for al fresco dining and lounging. The kitchen area will be a pleasure to use with its sleek cabinets, stainless steel sink, integrated appliances and spotless worktops. You'll love the contrast between the down lights and pendant fittings too.

The two bedrooms are both just as plush. One bedroom has a sleek en-suite, and the master bedroom is just as smart and contemporary.

Just beyond your home, you'll find the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores. There's loads to choose from there, but how about starting with wine bar Yardarm or independent book store Phlox? Meanwhile, around the Leyton Midland Road arches, you've got some brilliant choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as the ever-popular Gravity Well Taproom.

A similar distance away, the Grove Green Road area has been buzzing with activity for a few years and is now a hangout in its own right. The Filly Brook, Heathcote & Star and the brilliantly eclectic Northcote Arms there and sure to become faves.

Leytonstone station is around 10 minutes on foot to give you access to the Central Line. Leyton Midland Road is a similar distance for the Gospel Oak to Barkingside line - handy if you want to nip to the Essex seaside. You've got a good selection of bus routes nearby too.

WHAT ELSE?

- You'll enjoy having the greenery of Abbots Park so nearby, but you're also only a stroll from the glorious Hollow Ponds at the tip of Epping Forest. Head down for a picnic in summer when you can even hire a rowing boat. Further to the east you'll find Wanstead Park, a much loved community space and landmark of historical importance. Chalet Wood there is particularly popular during bluebell season.
- Hop on a bus for a few stops and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction.
- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.

