



Bedroom
11'5" x 14'7"

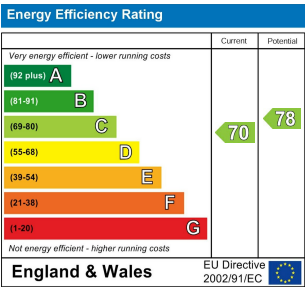
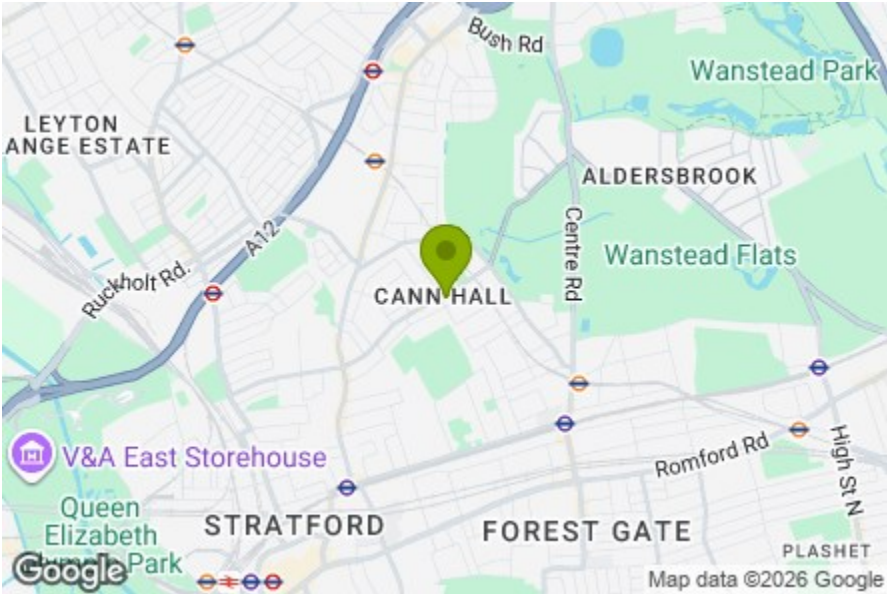
Reception
12'4" x 11'1"

Kitchen/Diner
11'1" x 11'3"

Garden
approx 21'10" x 14'7"

Total Area: 43.0 m² ... 462 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.



CANN HALL ROAD, LEYTONSTONE

Offers In Excess Of £350,000 Freehold
1 Bed Flat



Features:

- One Bedroom Ground Floor Flat
- Period Conversion
- Private South Facing Garden
- Newly Renovated Kitchen
- Bright Bay Fronted Bedroom
- Very Well Presented Throughout
- Moments From Wanstead Flats
- Short Walk To Forest Gate Station
- Freehold

A bright and well-presented one bedroom ground floor flat set within a characterful period conversion on Cann Hall Road, just moments from the wide open greenery of Wanstead Flats. With a private south facing garden and freehold tenure, it offers a thoughtful balance of indoor and outdoor living, all within easy reach of Forest Gate station and the surrounding East London neighbourhoods.

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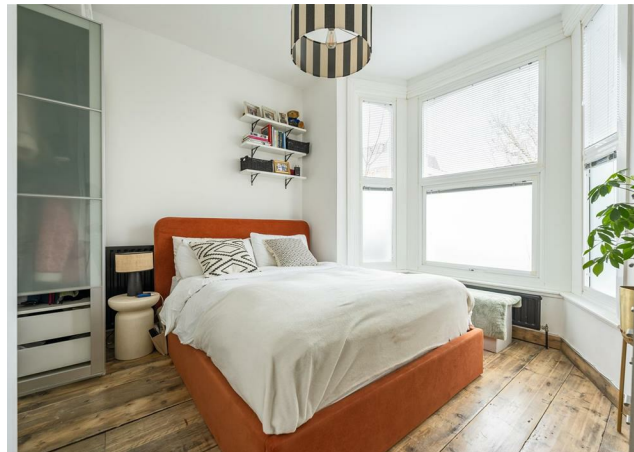
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IF YOU LIVED HERE...

Step through the entrance hall and you'll find a calm, welcoming home with wood flooring running underfoot and a natural flow between the rooms. Your reception room is a comfortable living space, with plenty of room to relax or gather with friends. Just beyond sits the newly renovated kitchen, thoughtfully arranged with clean finishes and generous worktop space. It's a bright and practical room designed with everyday living in mind, with a door leading straight out to the garden.

Outside, your private south facing garden offers a lovely extension of the living space, with room for seating, planting or simply enjoying the sun in warmer months. Back inside, the

bedroom sits to the front of the home, a generous bay fronted double filled with natural light and offering excellent proportions. The bathroom sits neatly within the layout, completing a home that feels carefully arranged and very well presented throughout.

WHAT ELSE?

- Wanstead Flats just moments away for wide open green space and weekend walks
- Forest Gate station within walking distance for the Elizabeth Line
- Leytonstone within easy reach for Central Line connections
- Leytonstone High Road and surrounding streets home to a growing mix of independent cafes and restaurants
- Well placed for local shops and everyday amenities
- Strong connections across East London and into the City



A WORD FROM THE OWNER....

"I have loved living on Cann Hall Road. The neighbours are lovely and having Wanstead Flats at the end of the road is incredible. The private garden is invaluable. It's a short walk to the Elizabeth Line at Forest Gate, and the Central line at Leyton which makes commuting easy. Leytonstone also has some amazing pubs and restaurants. "

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