
CHURCHILL
estates





Forest Road, Leytonstone

£350,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 903.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Offered With No Onward Chain
- Spacious Two Double Bedroom First Floor Apartment
- Purpose Built Residential Development
- Exceptionally Long Lease Of Approximately 936 Years
- Privately Owned Garage En-Bloc
- Generously Proportioned Reception Room With Dining Space
- Separate Fitted Kitchen
- Two Excellent Sized Double Bedrooms
- Access To Communal Gardens
- Conveniently Located For Leyton Midland Road Station & Local Amenities







Churchill Estates are pleased to present this generously proportioned two double bedroom apartment, occupying the first floor of a purpose built residential development on Forest Road, Leytonstone. Offered to the market with no onward chain, the property benefits from an exceptionally long lease of approximately 936 years, a privately owned garage en-bloc and access to communal gardens.

Offering an impressive amount of internal space, this attractive apartment provides a comfortable and versatile living environment, ideally suited to first time purchasers, professionals, downsizers or those seeking an investment opportunity.

Upon entering, a welcoming entrance hallway provides access to the principal rooms, with the added convenience of an entry phone system. The particularly spacious reception room is a standout feature of the property, offering excellent flexibility for both relaxing and entertaining. Its generous dimensions comfortably accommodate a substantial seating arrangement alongside a dedicated dining area, making it an ideal space for everyday living.

Positioned separately from the reception room, the fitted kitchen provides a practical cooking environment with a range of storage cupboards, worktop surfaces and space for essential appliances. The independent layout also ensures that the main living area remains entirely dedicated to relaxation and entertaining.

Both bedrooms are excellent doubles, offering considerably more space than is commonly found in many modern apartments. Each room provides ample space for a double bed, wardrobes and additional furnishings, with the flexibility to accommodate a home working arrangement if required. Completing the internal accommodation is a family bathroom fitted with a three piece suite.

Outside, residents benefit from shared garden facilities, providing a pleasant outdoor space to enjoy during the warmer months. A particularly valuable addition is the property's own garage, situated within a nearby garage block, offering secure vehicle accommodation or convenient additional storage.

Another significant advantage is the outstanding lease length of approximately 936 years remaining, providing purchasers with long term security and removing the immediate concerns often associated with shorter leasehold arrangements. Furthermore, the absence of an onward chain offers the potential for a more straightforward purchasing process.

Forest Road enjoys a convenient position within Leytonstone, placing a wide selection of independent shops, supermarkets, coffee shops, restaurants and everyday services within easy reach. The surrounding neighbourhood offers a lively community atmosphere whilst maintaining access to several attractive green spaces and recreational facilities.

For commuters, Leyton Midland Road Overground station is located close by, providing useful connections across East and North London, with onward links into Central London available through the wider transport network. Additional bus services and transport connections further enhance the accessibility of this well positioned home.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.








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MAIJE BUEDI "EUROS MONUNTAL

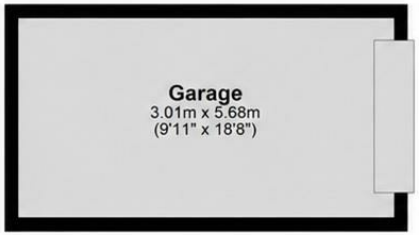






Garage

Approx. 17.1 sq. metres (184.4 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.5 sq. feet)



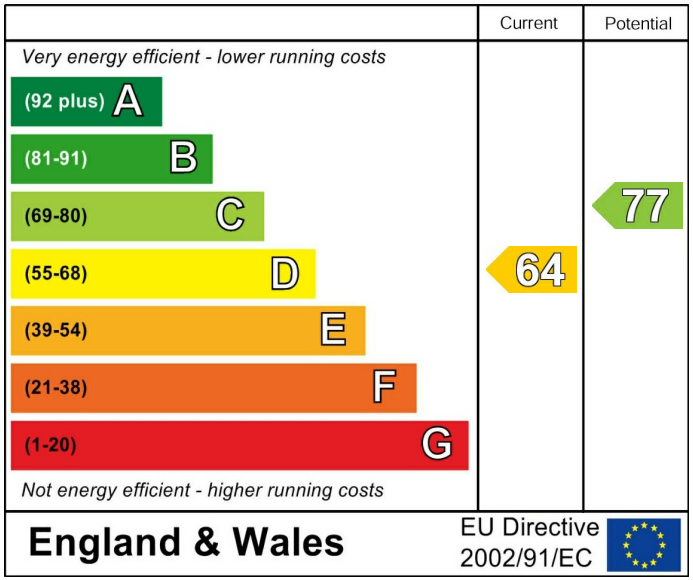
Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Briar Court



Energy Efficiency Rating



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