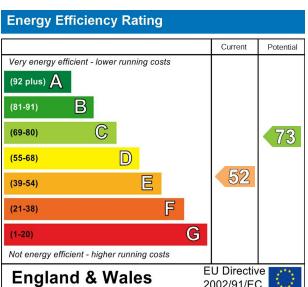


Reception  
14'4" x 14'0"  
  
Kitchen  
5'10" x 18'9"  
  
Bedroom  
8'8" x 13'5"  
  
Bathroom  
7'10" x 4'7"  
  
Garden  
67'7" x 16'3"

GROUND FLOOR

Total Area: 45.4 m<sup>2</sup> ... 489 ft<sup>2</sup>

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.



## KINGSWOOD ROAD, LEYTONSTONE

Offers In Excess Of £375,000 Leasehold  
1 Bed Flat



### Features:

- Ground Floor Conversion
- One Bedroom
- Private Garden
- Off Street Private Parking
- Share of Freehold
- Beautifully Finished
- Upper Leytonstone Location
- Close to Leytonstone Station
- Short Walk to The Hollow Ponds
- Period Features

Set on a peaceful residential street in Upper Leytonstone, this beautifully finished ground floor conversion blends period character with a refined modern feel. The spacious one-bedroom layout opens onto a private garden, offering a calm retreat ideal for relaxing or entertaining. Retaining classic features while thoughtfully updated throughout, the property comes with a share of freehold. Just a short stroll from Leytonstone station and the green expanse of Hollow Pond, it combines timeless charm with the ease of a well-connected, village-like setting.

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#### IF YOU LIVED HERE...

This striking red-brick period conversion makes an elegant first impression, framed by tall bay windows and softened by climbing greenery. A stone pathway winds through the generous front garden to a graceful arched doorway, where the original timber door and decorative brickwork hint at the home's heritage. Inside, the flow through the home feels natural and welcoming, with each space carrying a sense of calm continuity. The reception room is bathed in light from the expansive bay window, its white shutters and detailed ceiling rose lending character and refinement. The wooden floorboards bring inviting texture and depth, while the open layout encourages both relaxation and entertaining in equal measure. The bathroom pairs gentle tones with darker accents for a look that's modern yet soothing, complemented by a wooden vanity that introduces natural warmth. The bedroom continues this tranquil theme, its large window framing a leafy green outlook that shifts beautifully with the seasons. Bright, restful and understated, it offers a peaceful retreat from the day. At the rear, the kitchen combines light cabinetry with warm neutral walls and distinctive hexagonal tiling, creating a harmonious and contemporary setting. Open shelving adds a personal touch, while the garden beyond draws the eye through the window and glazed door. Outside, the lush, elongated outdoor space unfolds into a private haven, complete with a raised deck and stone-paved terrace, perfect for quiet mornings or evenings spent under the trees.

Leytonstone's High Road is close by, lined with a lively mix of independents including Wild Goose Bakery, known for its small-batch pastries and artisan loaves, and The Red Lion, a classic local for craft beer and live music. Just five minutes away, Out of Woods offers a relaxed spot for coffee, brunch and freshly baked treats, popular with locals for its inviting atmosphere and excellent espresso. For dining out, Bocca Bocca serves authentic Italian dishes a little further along, while the ever-popular Francis Road is around twenty minutes on foot, with its boutiques, cafés and weekend market. Nearby Hollow Pond, set within Leyton Flats, forms part of Epping Forest and offers acres of open space for peaceful walks and weekend picnics.

#### WHAT ELSE?

Leytonstone Underground station is around five minutes away, providing fast access to the Central line and connections across the city. Leytonstone High Road station is also within easy reach, around fifteen minutes on foot, linking to the Overground network. The area is well served by local bus routes, offering convenient travel to neighbouring spots such as Wanstead, Leyton, Walthamstow and Stratford.



#### A WORD FROM THE OWNER...

We have loved living in this flat so much and it will be really sad to leave it behind, it is the cosiest home in autumn and winter and waking up to see the autumn leaves turning orange in the garden every morning is really beautiful. In summer, the garden is green and luscious and perfect for hosting and bbq's - we regularly had our friends over for fabulous afternoons of food and wine and hope someone else can enjoy it as much as we have! The kitchen is a fabulous place to cook and enjoy a wine in over the weekend and then relax in the living room. Also on a sunny day, the living room is flooded with beautiful sunlight that just illuminates the room!

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