

LEYSRING ROAD



BUSHWOOD AREA, E11

HOME STORY



Offered chain free, this charming two-bedroom ground floor flat offers a wonderful blend of comfort and convenience, complete with access to a beautifully landscaped private rear garden. Set within the ever-popular Bushwood area, it enjoys a peaceful setting just moments from the wide open green spaces of Wanstead Flats, while still being within easy reach of vibrant shopping areas and excellent transport links, ideal for professionals and commuters alike.

A short walk brings you to High Road Leytonstone, where a mix of independent cafés, popular eateries and everyday amenities create a lively neighbourhood feel. With a range of supermarkets including M&S Foodhall, Aldi and Tesco close at hand, everything you need for day-to-day living is effortlessly accessible.

Well-connected transport options, including Leytonstone Central Line station, along with nearby bus and cycle routes, make travelling into the City and beyond straightforward, offering the perfect balance between urban accessibility and relaxed residential living.



THE STORY CONTINUES...



Located on a peaceful turning within the much sought after Bushwood area

Short stroll to the vast open fields of Wanstead Flats & Jubilee Pond

Walking distance of local amenities & main shopping areas

Close to transport links including Central Line tube station

Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village





A WONDERFUL
BLEND OF
COMFORT AND
CONVENIENCE



RESIDING HERE



Light-Filled Bedrooms

To the front, the main bedroom is wonderfully bright and spacious, enhanced by a large bay window that draws in an abundance of natural light. Chimney breast recesses, complete with shelving, provide the perfect opportunity to display books and treasured pieces.

The second bedroom sits just behind, offering a versatile space to suit your lifestyle — whether as a guest room, nursery or home office. A generous rear-facing window frames views of the garden, creating a calm and pleasant backdrop.

A Calm and Restful Bathroom

The bathroom provides a calm and inviting setting, ideal for unwinding with a long soak in the bathtub at the end of the day.



An Elegant Welcome

Approached via a charming front garden and footpath, this beautifully presented home immediately sets a welcoming tone. A striking shared entrance leads into a well-kept hall, before arriving at your own private front door — offering both character and a sense of arrival.

Characterful First Impressions

Stepping inside, the entrance hallway is adorned with elegant Victorian-style tiled flooring, complemented by a practical storage cupboard. From here, the home unfolds with a natural, easy flow.

A Kitchen with a Countryside Feel

Further along the hallway, the kitchen evokes the charm of a countryside retreat — a welcoming space to cook, gather and entertain. Thoughtfully arranged, it offers everything needed for everyday living, while a door leading directly to the garden makes alfresco dining and summer hosting effortlessly convenient.

Elegant Living, Inside and Out

Positioned at the rear of the home, the living area enjoys a picturesque garden outlook and offers a refined yet comfortable place to relax. Rich in period charm, the standout feature is a beautiful fireplace with decorative mantel — a true focal point that anchors the room.

Doors lead seamlessly into the conservatory and onwards to the garden, inviting natural light to pour in and creating a wonderful connection between indoor and outdoor living.

Beautifully Landscaped Garden

Outside, the rear garden has been thoughtfully landscaped to strike the perfect balance between visual appeal and ease of maintenance. It provides an ideal setting for summer barbecues, relaxed entertaining, or simply enjoying a quiet moment outdoors.

FINER DETAILS



OIEO £525,000

Leasehold

Lease: 189 years beginning on and including 31
December 1986 (149 years remaining)

Ground Rent: N/A

Service Charge: N/A

Council Tax Band: C





HOME FEATURES

- Charming two-bedroom ground floor flat
- Leasehold
- Offered chain free
- Inviting garden to front
- Striking shared front door & entrance lobby
- Entrance hallway with storage cupboard
- Beautiful bay-fronted main bedroom
- Good size second bedroom
- Bathroom suite
- Fitted kitchen with access to garden
- Spacious living area with feature fireplace
- Conservatory
- Private low maintenance rear garden
- Ideally located within the sought after Bushwood Area
- Close to main shopping areas & local amenities
- Great access to transport links incl. Central Line tube station
- EPC Rating E



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 778 sq. ft / 72.25 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 E	
21-38	F		
1-20	G		

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Theydons.



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www.theydons.com

hello@theydons.com

0208 539 2009
