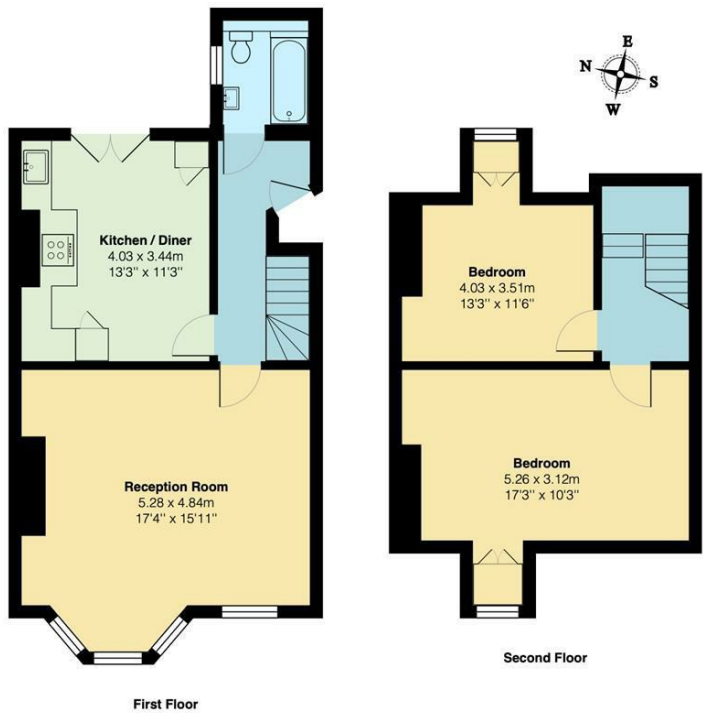




Total Area: 83.9 m² ... 903 ft²
All measurements are approximate and for display purposes only.

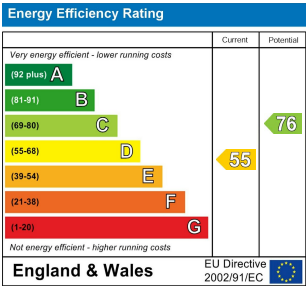
Reception Room
17'3" x 15'10"

Kitchen / Diner
13'2" x 11'3"

Bathroom

Bedroom
17'3" x 10'2"

Bedroom
13'2" x 11'6"



WALLWOOD ROAD, LEYTONSTONE

£2,050 Per Calendar Month
2 Bed Apartment - Conversion



Features:

- Two Bedroom Flat
- Split Level
- Modern Decor
- Kitchen Diner
- Spacious
- Minutes to Leytonstone Station
- Close to High Street
- Available to One Household
- Parking Permit
- Holding Deposit: equivalent to one week's rent capped at £400

This completely refurbished two bedroom Victorian apartment on the top two floors of a Victorian terraced house is within easy walking distance of both the shops and tube in central Leytonstone and the green spaces of Leyton flats and Wanstead Flats.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE

The property has been refurbished throughout to a high standard, and is decorated in a monochrome palette, with white walls and ceilings, wood floors, grey carpets and tiling, and a black feature fireplace. Both the bathroom and kitchen have been completely renovated, with contemporary fixtures and fittings.

Entering the apartment on the first floor, you come straight into a bright hallway with doors to the living room, kitchen/diner and bathroom. The two bedrooms are on the second floor, built into the loft space.

The main living room is huge, measuring 17'4" by 15'11", with two west-facing windows to the front of the property, including a large bay. This handsome room has plantation blinds, a wood floor and an impressive fireplace. It's a great space for relaxing or entertaining.

The rear kitchen diner is almost square at 13'3" by 11'3" and has a comprehensive range of fitted light grey high gloss handleless fitted wall and floor units with neat integrated appliances, and light grey high gloss floor tiles. Double glazed French doors with garden views open onto a Juliet balcony, and there's plenty of space in the

middle of the room for a dining table and chairs.

The bathroom is beautifully finished, with grey metro-tiled walls and a modern bathroom suite that includes a bath with an overhead shower and glass screen and a heated towel rail. It also has a large opening window.

The two double bedrooms are both built into the roof space. The larger front bedroom is over 17 feet long, and the second double bedroom measures a generous 13'3" by 11'6". Both rooms have a dormer window with built-in storage below a window seat.

WHAT ELSE?

- Central Leytonstone is just ten minutes' walk away. With local independent shops, cafes, and restaurants as well as high street stores, gyms, and a library (with a pop-up cinema) it's a great neighbourhood centre.
- The green spaces of Leyton Flats and Wanstead Flats are less than a ten minute walk. In addition to Hollow Ponds with its rowing boat hire, boathouse café, there are also numerous walking and cycle trails up into Epping Forest beyond.
- Leytonstone tube station is just a ten minute walk, with fast direct Central Line



A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886–1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW
E11 BRANCH MANAGER

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