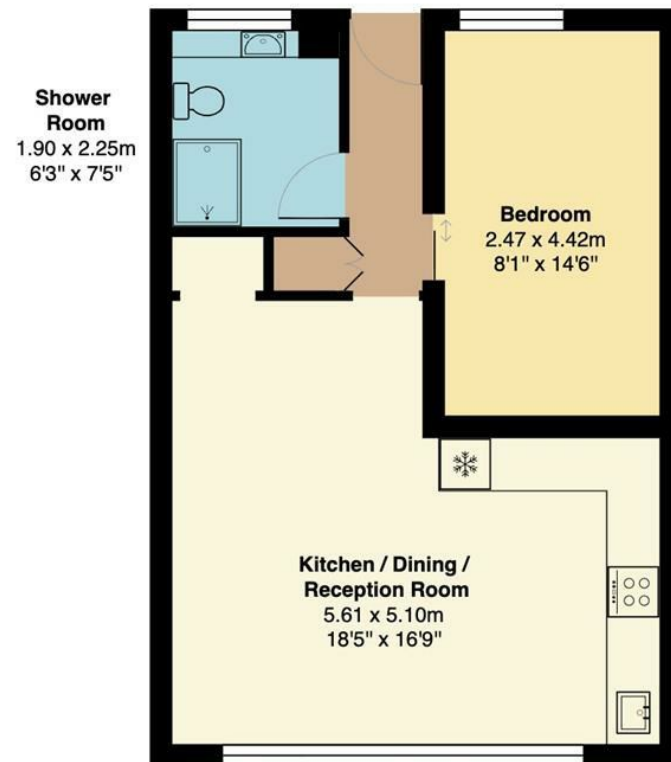
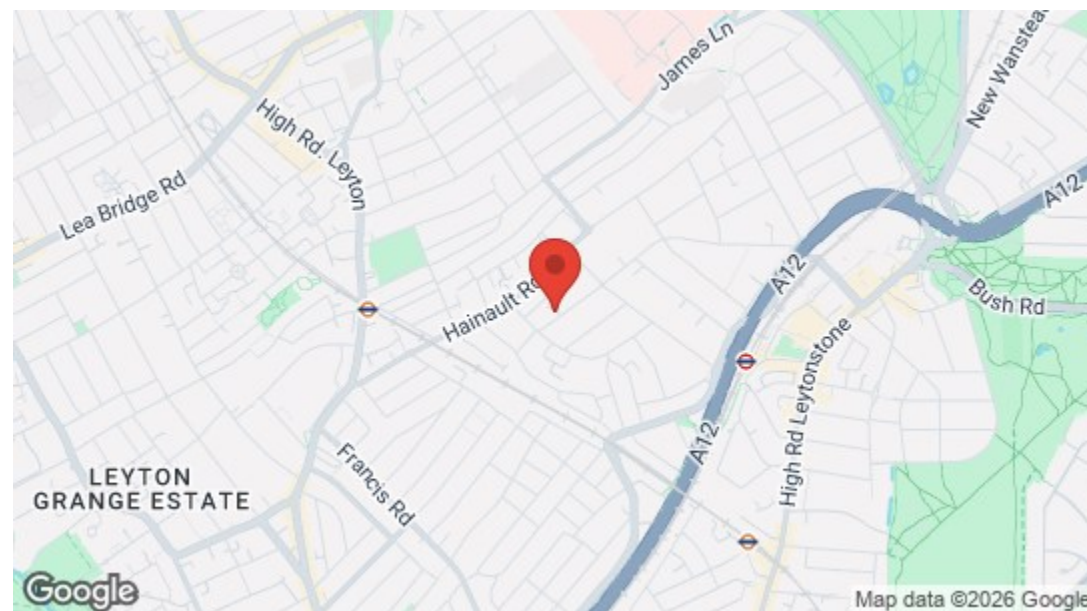




Ground Floor

Total Area: 46.2 m² ... 497 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



10 Wallwood Road, Leytonstone
 Guide Price £325,000 Share of Freehold
 1 Bed Flat



➔ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

➔ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

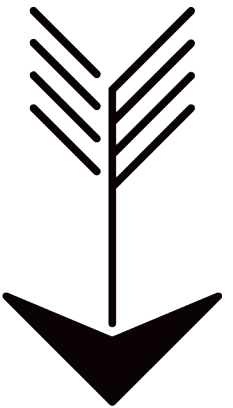
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Features

- Ground Floor Apartment
- Gated Parking
- Newly Renovated
- Close to Leytonstone Station
- Communal Gardens
- Own Front Door
- Close to Hollow Ponds
- Share of Freehold

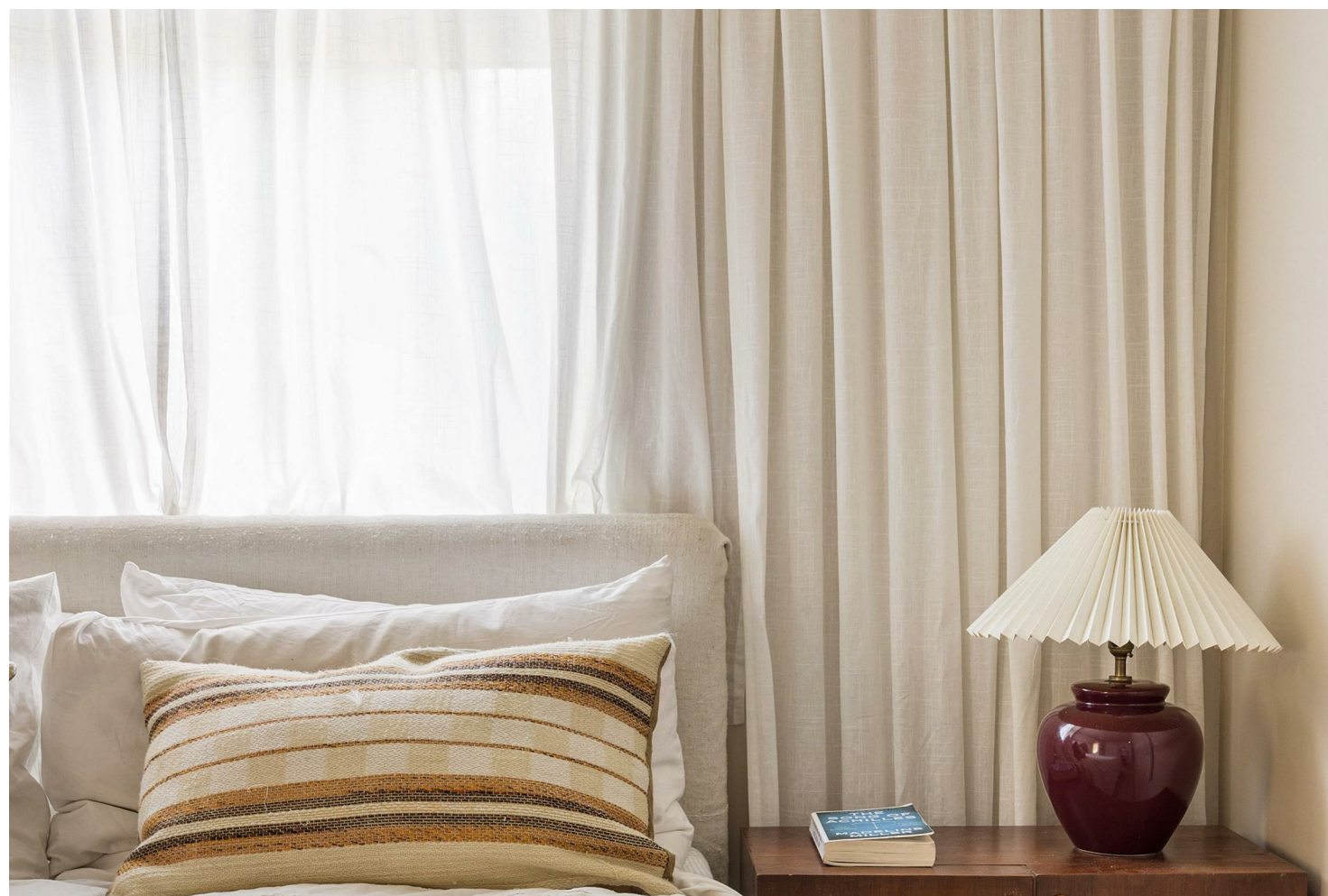
Tucked away on a peaceful residential street just moments from Leytonstone Underground station, this beautifully renovated one bedroom ground floor apartment offers bright, contemporary living with the rare bonus of its own private front door. Complete with gated parking, attractive communal gardens and a share of the freehold, it's perfectly placed for enjoying both the independent character of Leytonstone and the wide open green spaces of Hollow Ponds and Epping Forest.



A WORD FROM OWNER...

"I have absolutely loved living in this flat and renovating it. I bought it four years ago when I was completely new to the area, initially moving just to be near a friend. Since then, Leytonstone has truly become my home, and I'll be staying in the area, something I never expected when I first arrived!

What makes this block so special is the wonderful community feel. When a couple here recently got married, the neighbors even decorated the communal stairs to celebrate. I love how peaceful and quiet the flat is, yet it's incredibly easy to step out and enjoy the buzz of Francis Road, the arches, or Walthamstow. Most of all, I will miss the beautiful natural light and the immediate sense of peace I feel every time I open the front door. I hope this flat brings the next owner just as much joy as it has brought me."





➡ IF YOU LIVED HERE...

Step through your own front door and into a home that has been thoughtfully updated throughout, creating a fresh, calm interior that's ready to move straight into. The heart of the apartment is the generous open plan kitchen, dining and living space, where wide windows draw in an abundance of natural light. Soft sage cabinetry pairs beautifully with crisp worktops and open shelving, while there's plenty of room to relax, entertain or work from home without compromising on comfort. Clean lines, a neutral palette and quality finishes give the whole apartment a cohesive, welcoming feel.

The double bedroom is quietly positioned away from the main living space, offering a peaceful retreat with room for wardrobes as well as bedside furniture. Across the hall, the stylish shower room has been finished in a contemporary palette with elegant fittings and a walk-in shower. Outside, the well-kept communal gardens provide a pleasant spot to enjoy the warmer months, while the secure gated parking adds everyday convenience that's increasingly hard to find in such a well-connected location.

WHAT ELSE?

Leytonstone Underground station is just a short walk away, putting the Central line within easy reach for swift journeys into the City, Stratford and the West End.

Hollow Ponds and the beautiful landscapes of Epping Forest are close by, offering woodland walks, rowing boats in summer and acres of open green space to explore.

You'll also be well placed for Leytonstone High Road's growing collection of independent favourites, including Homies on Donkeys, Arch Deli, The Red Lion and the ever-popular Leytonstone Tavern.

