



**CHURCHILL**  
estates



# Brunel House, Leytonstone E11 1ED

£600,000

Tenure : Leasehold

Floor Area : 940.50 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 3

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Churchill Estates are proud to present this well presented and generously proportioned three bedroom flat set within a stunning private development in the heart of Leytonstone. Combining space, practicality and a highly convenient location this property represents an excellent opportunity for first-time buyers, growing families or investors.

Upon entering the property you are welcomed by a spacious hallway that provides access to all principal rooms and includes useful storage space. The heart of the home is the bright and airy open plan kitchen/dining room designed with modern living in mind. Large windows and direct access to a private balcony allow for an abundance of natural light creating an inviting space perfect for relaxing or entertaining guests. The kitchen itself is finished to a high standard featuring contemporary cabinetry, ample worktop space and integrated appliances.

The property comprises three well proportioned bedrooms. The principal bedroom is particularly impressive benefiting from built-in storage and a stylish en-suite shower room fitted with modern fixtures. The remaining two bedrooms are versatile and can be used as guest rooms, children's bedrooms or a home office depending on your needs.

A sleek fully tiled three piece family bathroom serves the rest of the property complete with a bathtub, wash basin and WC finished in a clean modern design.

Further benefits include double glazing throughout, secure entry system, allocated parking space, long lease and well maintained communal areas.

The location is a key highlight with the property ideally positioned for access to local amenities, green spaces and well regarded schools. Families will appreciate the proximity to Gwyn Jones Primary School (0.6 miles) and Davies Lane Primary School (1.2 miles). For commuters Leyton Midland Road Station is just 0.2 miles away, while Leytonstone Station is approximately 0.9 miles away, offering convenient connections into Central London and beyond.

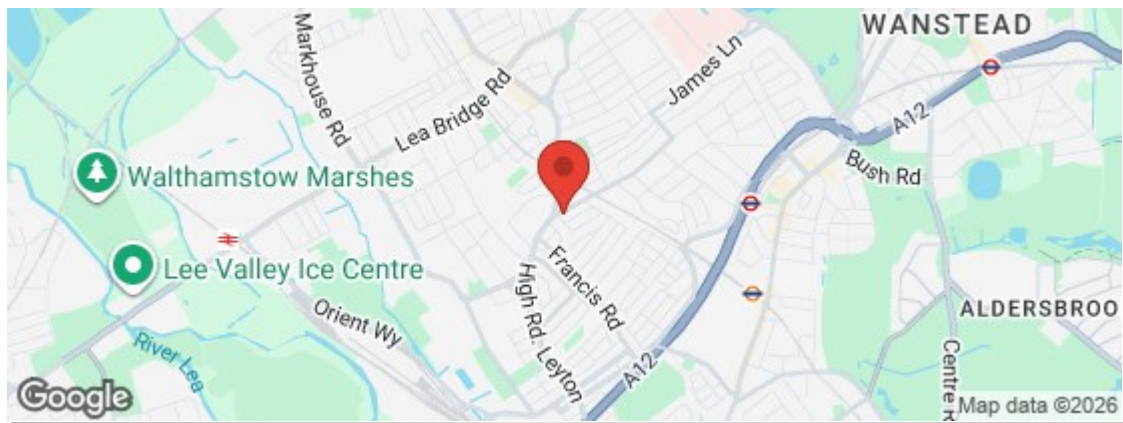
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

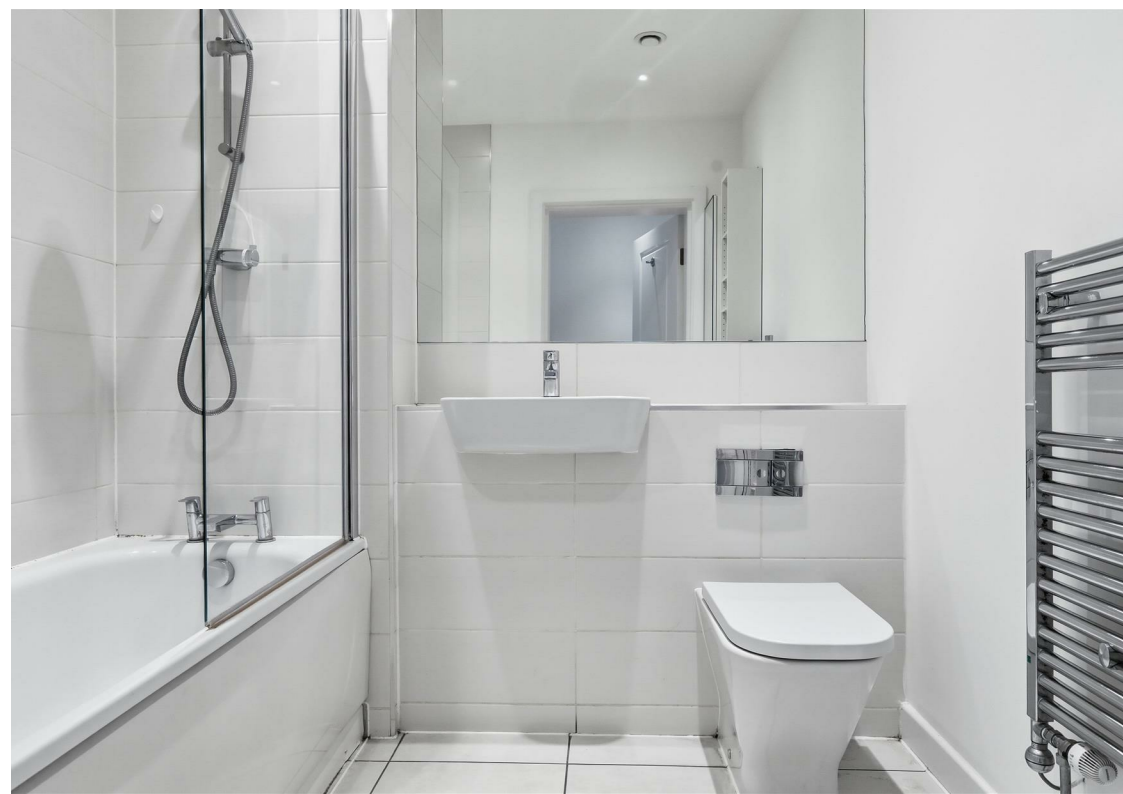






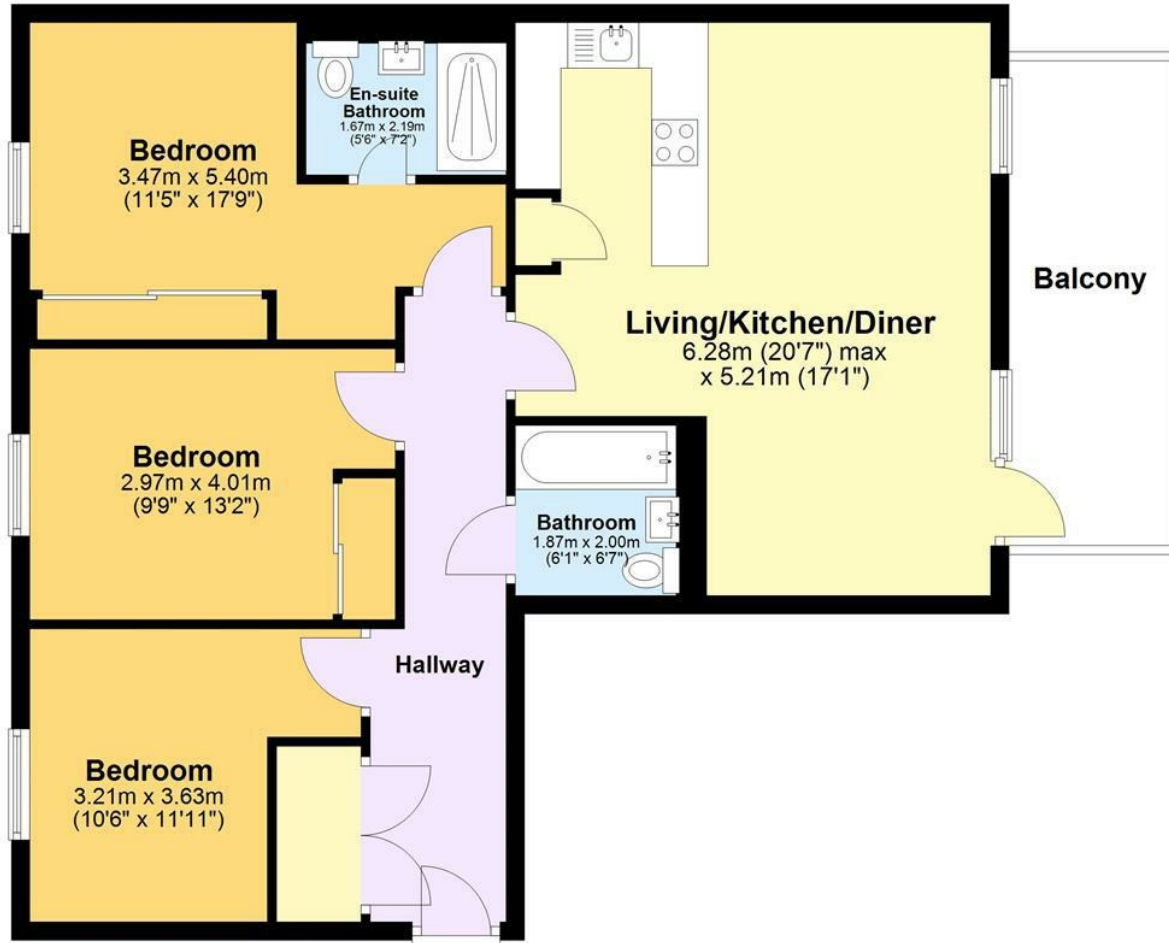
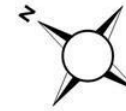
- Spacious three bedroom flat
- Modern open plan kitchen/dining room
- Long lease of 113 years remaining
- Entry phone system
- (0.6 miles) to Gwyn Jones Primary School & (1.2 miles) to Davies Lane Primary School
- Offered with no onward chain
- Contemporary family bathroom & en-suite shower room
- Allocated parking space
- Ideal for first-time buyers or investors
- Within close proximity to Leyton Midland Road Station (0.2 miles) & Leytonstone Station (0.9 miles)





## Second Floor

Approx. 87.4 sq. metres (940.5 sq. feet)  
(excluding Balcony)



Total area: approx. 87.4 sq. metres (940.5 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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Hainault Road

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