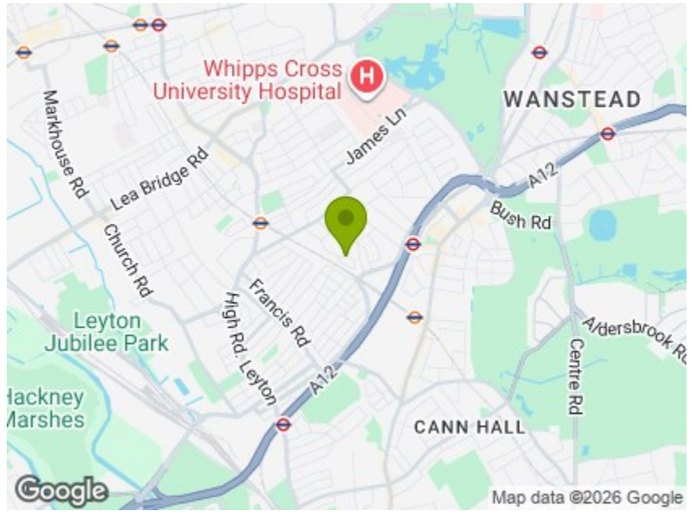
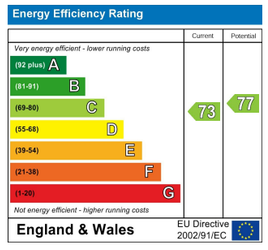
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Total Area (Excluding Cellar): 57.9 m² ... 624 ft²

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.





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CAVENDISH DRIVE, LEYTONSTONE

£1,950 Per Calendar Month

1 Bed Apartment - Conversion

Features:

- Only 3 Months Let
- All Utility Bills Included
- One Bedroom Flat
- Ground Floor
- Private Garden
- Extended Dining Area
- A Short Walk to Leytonstone Station
- Lots of Period Features
- Parking Permit Only

A wonderfully characterful one-bedroom garden flat in a leafy Leytonstone setting, offering unusually generous proportions, plenty of period detail and a bright extended living space opening directly onto the private rear garden. Leytonstone Station is a short walk away, while the area's excellent independent food and drink spots and nearby green spaces add plenty to the location.

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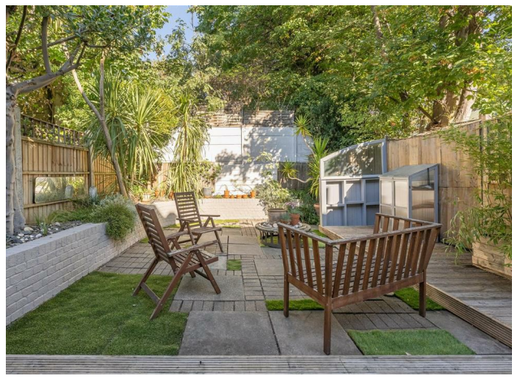












IF YOU LIVED HERE...

The sense of space begins with the bedroom at the front, a particularly generous room where ornate cornicing and a decorative ceiling rose bring plenty of period character, complemented by timber flooring and soft, calming colour. Continue through and you'll find the main reception, another well-proportioned room with a fireplace and a warm, understated finish. Beyond here, the layout opens into the kitchen and extended dining area, creating a sociable stretch of living space towards the rear. Rooflights draw in extra daylight, while wide bifold doors open the dining area straight onto the garden, making the transition outdoors feel wonderfully natural.

Outside, the private rear garden feels leafy and tucked away, with decking immediately beyond the house and established planting adding plenty of greenery. It's an easy extension of the dining space in warmer weather, whether you're eating outside or simply leaving the doors folded back. The combination of generous rooms, original detailing and the extended dining area gives the home a lovely balance between period character and everyday practicality, with a long lease adding further appeal.

WHAT ELSE?

Leytonstone has a great collection of local favourites, from Leytonstone Tavern and San Marino to Homies on Donkeys, alongside an ever-growing mix of independent cafés, pubs and restaurants.

For time outdoors, Wanstead Flats and Hollow Ponds are both within easy reach, giving you acres of open green space, woodland and walking routes to explore.

Leytonstone Station is a short walk away for Central line connections across London, while the surrounding neighbourhood puts plenty of everyday amenities close at hand.



A WORD FROM THE OWNER....

"I have loved living in this area, there is so much going. Over the last few years it has been getting better and better with new shops and bars setting up locally. The flat has been my haven and Ive spent happy hours creating the secluded garden. "

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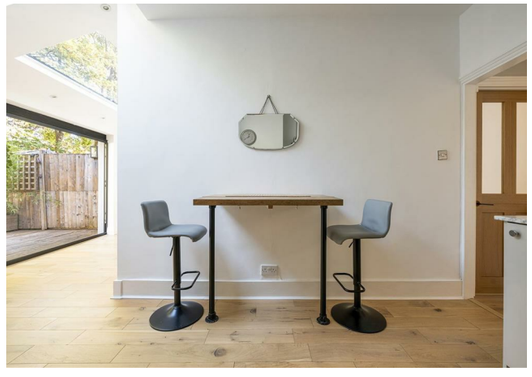




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Bedroom
14'1" x 13'11"

Reception
9'10" x 12'7"

Kitchen
10'2" x 13'0"

Reception
11'2" x 6'1"

Bathroom
8'2" x 6'4"

Garden
approx 26'0" x 21'7"

Cellar
5'6" x 13'7"

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