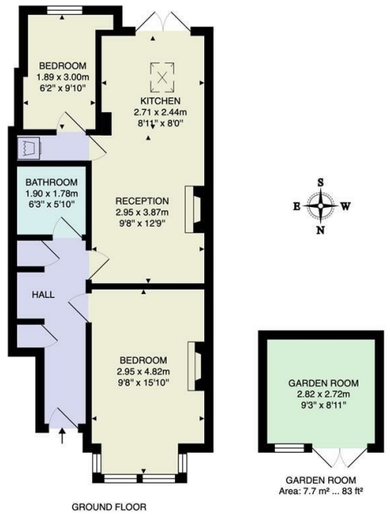


Total Area (Excluding Garden Room): 52.2 m² ... 562 ft²

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.

Hallway

Bedroom
9'8" x 15'9"

Reception
9'8" x 12'8"

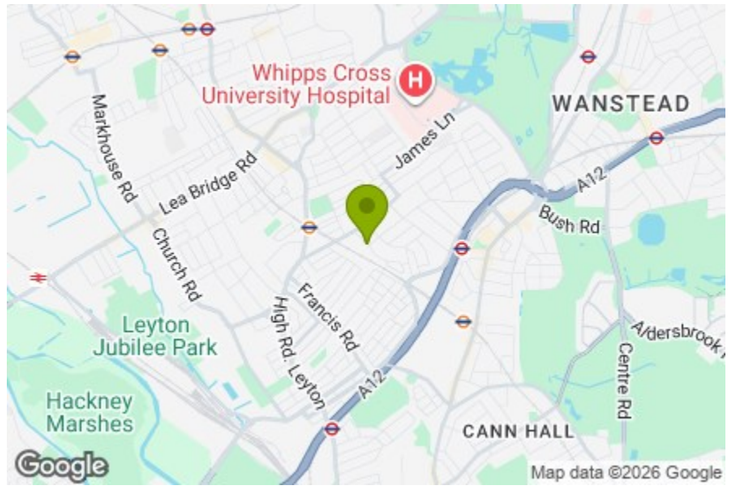
Kitchen
8'10" x 8'0"

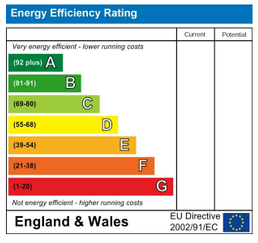
Bathroom
6'2" x 5'10"

Bedroom
6'2" x 9'10"

Garden Room
9'3" x 8'11"

Garden
approx. 36'1" x 16'2"





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CAVENDISH DRIVE, LEYTONSTONE

Offers In Excess Of £475,000 Leasehold

2 Bed Apartment - Conversion

Features:

- Two Bedroom Flat
- Victorian Conversion
- Private South Facing Garden
- Original Features
- Private Entrance
- Modern Bathroom
- Garden Room
- Desirable Upper Leytonstone Location
- Short Walk To Leytonstone Station

Set in sought-after Upper Leytonstone, this characterful two-bedroom Victorian conversion combines original details with a calm, contemporary interior, its own private entrance and a south-facing garden complete with a garden room. Leytonstone's shops, cafés and restaurants are close by, with the Central line within easy reach too.

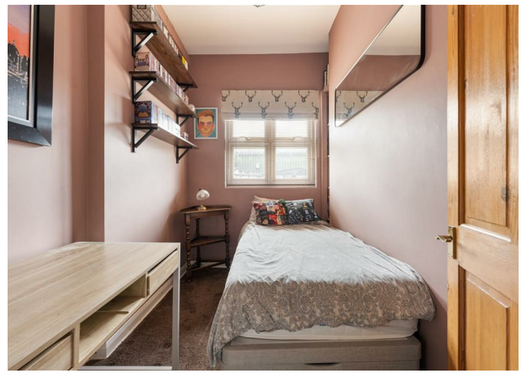
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IF YOU LIVED HERE...

Your private entrance leads into a home where period character has been thoughtfully retained. The reception has a warm, understated feel, with wooden flooring, soft-toned walls and original detailing giving the room plenty of personality. The kitchen sits separately, finished with pale cabinetry, contrasting worktops and simple floor tiling, keeping the look clean and practical. The larger bedroom is positioned to the front, where a bay window brings in plenty of natural light and adds to the Victorian character of the space.

The second bedroom continues the calm decorative palette, while the modern bathroom is finished in deeper-toned tiling with a bath and shower above. To the rear, the private south-facing garden provides a lovely extension of the living space, with room for planting and seating. At the far end, the separate garden room adds another useful dimension, whether kept as a workspace, creative room or simply somewhere to retreat to away from the main flat.

WHAT ELSE?

Leytonstone has a strong independent food and drink scene, with local favourites including Yardarm, Dreamhouse Records and Leytonstone Tavern, alongside plenty more around the High Road. Leytonstone Underground station is a short walk away, putting the Central line conveniently close for journeys towards Stratford and central London.
For time outdoors, you're well placed for the wide open spaces of Wanstead Flats, with Epping Forest offering even more greenery further north.



A WORD FROM THE OWNER...

"Absolutely loved my time here. Great transport links from Leytonstone and Leyton Midland Road. Close to great pubs, cafes, and micro breweries. 10 minute walk to Hollow Ponds and Francis Road. "

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