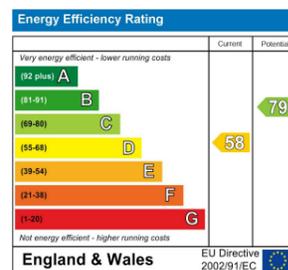
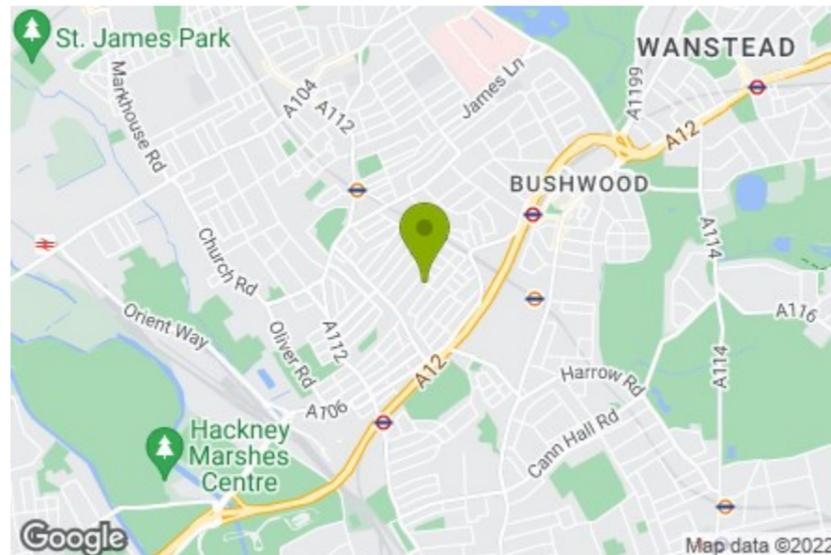


- Bedroom
14'1" x 11'2"
- Bedroom
11'10" x 11'2"
- Reception room
11'8" x 10'8"
- Kitchen
11'2" x 6'2"
- Shower room
6'6" x 4'11"
- Garden
52'5"



ST. ANNES ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Bedroom Flat
- Private Rear Garden
- Stylish Kitchen
- Stunning Shower Room
- Share of Freehold with 996 Yr Lease
- Council Tax Band B

This stylishly refurbished two-bedroom period conversion is bursting with original features, as well as being handily located in one of our favourite East London spots.

The vibrant Francis Road is a mere block away, so you'll be spoilt for choice when it comes to eateries, but with such a lovely setting at home, dining in will be just as appealing.

If you do need to venture further afield, Leytonstone tube station is 13 minutes on foot to get you into central London via the Central line.

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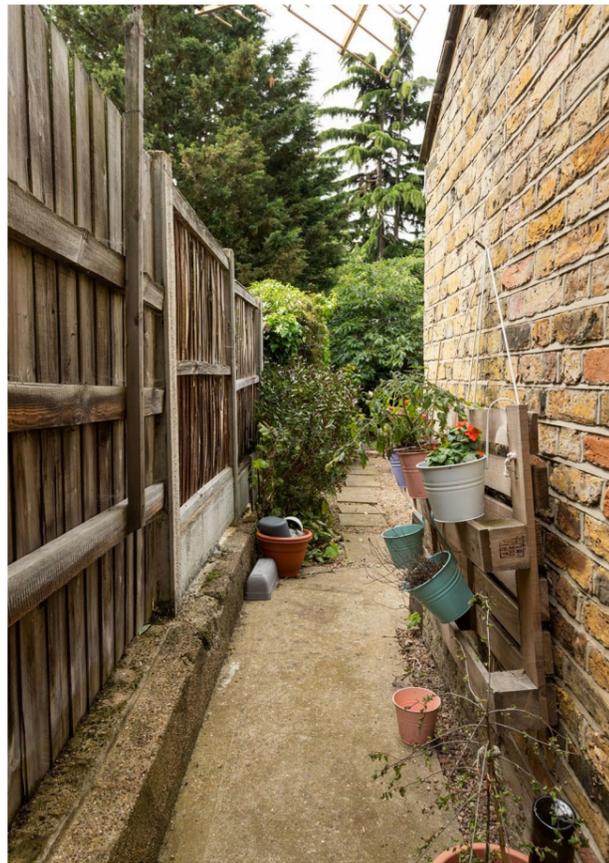
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IF YOU LIVED HERE

You'll be instantly won over by the way the home balances period elegance with contemporary touches, resulting in both ease and beauty.

In the kitchen, shaker-style cabinets, metro brick tiles and an integrated hob set a tasteful tone, while the bathroom is a dazzling affair with a beautiful walk-in shower. This is just one example of how the home's many alcove spaces have been utilised in ways that are practical, intriguing and eye-pleasing. In the reception room, you'll find another one of these with the custom-made storage cupboard.

Cast your gaze upwards from the fireplace features and you'll catch sight of the beautiful original Victorian cornices. The bay window in the front double bedroom is yet another original feature that gives the home its wonderful sense of character. To the rear of that, you'll find an equally well-proportioned second double bedroom, which has the same style of elegant shutters and complementary soothing tones.

At the rear, you'll be pleased to discover your own private garden complete with mature foliage and planters, while beyond the front porch, you're perfectly placed for all Leyton has to offer.

The part-pedestrianised Francis Road is now recognised across the capital as a hot hangout destination thanks to its eclectic and lively mix of amenities. Head in the other direction and you'll reach the burgeoning scene of the Grove Green Road neighbourhood, where Filly Brook, Heathcote & Star and Arch Deli are sure to become your new faves.

WHAT ELSE?

-Leytonstone tube station is 13 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a short 10 minute walk away.

-Take two stops on the tube or a hop on the bus for Stratford. You might know it for Westfield or even the Olympic Park, but it's set to become home to one of world's largest cultural districts, East Bank.

-You have a share of freehold with a 996 year lease, so plenty of peace of mind there.



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.

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