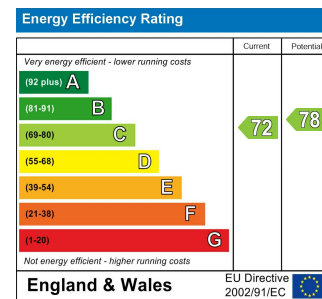




Total Area (Excluding): 42.6 m² ... 459 ft²

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.



CAMPION ROAD, LEYTON

Offers In Excess Of £250,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One bedroom ground floor flat
- Purpose built
- Lounge/diner
- Fitted kitchen
- Communal gardens
- Private patio
- Close to Leyton Midland
- Council tax band B

This purpose built one bedroom apartment on the ground floor of a four-storey modern block has a sunny south-facing covered balcony and its own front garden. It's in a great location at the heart of a friendly community close to the shops, transport links, and amenities of central Leyton.

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IF YOU LIVED HERE

Coming down the garden path through your private front garden, you'd enter into a central hallway which maximises the feeling of lateral space in the apartment. With the main living room and separate kitchen on one side, and the bedroom and bathroom on the other, the apartment has a pleasing and logical layout which makes it easy to live in.

The open-plan main living room is spacious and bright, with great natural light from a large window and a glazed door onto the covered balcony at the far end. There's space under the window for a large dining table, as well as for a lounge area at the other end of the room. There's also a convenient serving hatch to the adjacent kitchen, which is well-equipped, with fitted wall and floor cabinets and a mix of integrated and freestanding appliances. The bedroom is also a lovely light room; at 15 feet long it has plenty of space for bedroom furniture, and it has a large window that overlooks the balcony. The tiled bathroom has a contemporary suite including a bath with an overhead shower and a heated towel rail.

There's no wasted space in this apartment. All 469 square feet are put to good use, with built-in storage in the kitchen and bathroom. The décor is mainly white, enhancing the excellent natural light

and creating an airy ambience.

WHAT ELSE?

- It's just a five minute walk to the local neighbourhood centre of Leyton, with its many independent shops, cafes and restaurants, high street stores, and numerous other amenities.

- Transport links are great. It's just a seven minute walk to Leyton Midland Road station which is just one stop from the Elizabeth Line at Forest Gate, and a couple of stops from the Victoria Line at Blackhorse Lane.

- The local green spaces of Leyton Manor Park, with its playgrounds, fitness area, and sports courts, and Jack Cornwell Park with its city farm, are both just a couple of minutes walk away.

- In addition to a private front garden, the development also has landscaped communal gardens.



A WORD FROM THE OWNER...

"I have loved living in St Luke's Court, it has been a perfect first flat. I've enjoyed my time in this peaceful block, with its quiet and friendly neighbours.

The south facing living room, balcony and bedroom make for a lovely bright and sunny space in which to live and work. In the afternoon the sun hits the garden where I spend a lot of my time. This is my first garden and I have gotten a lot of pleasure from watching it grow.

I came to Leyton because so many friends were moving to the area, taking advantage of the new eateries, old pubs and green spaces. I will be sad to leave St Luke's Court, I've been very happy there, but am only moving locally, I can't give up those Mornny croissants, feeding the donkeys at Brooks City Farm, or walks round Hackney Marshes."

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Front garden
22'5" x 19'4"

Lounge/Dining room
10'2" x 15'1"

Kitchen
7'1" x 10'2"

Balcony

Bathroom
8'2" x 6'8"

Bedroom
8'5" x 15'0"



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