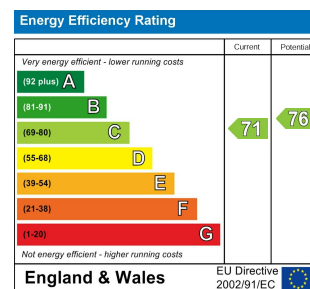


Hallway  
Open Plan Kitchen / Living  
15'8" x 12'9"  
Bedroom  
12'1" x 8'6"  
Bathroom  
12'1" x 5'6"

TOTAL APPROX. FLOOR AREA 413 SQ.FT. (38.4 SQ.M.)

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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## WALLWOOD ROAD, LEYTONSTONE

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Double Bedroom Flat
- Close to Leytonstone Station
- Original Wood Flooring
- Period Conversion
- First Floor Flat
- Chain Free

Bright and full of character, this one-bedroom period conversion has been lovingly restored, with great care taken to preserve the original features that sit alongside the stylish updates.

As for the location, it's only a 15 minute walk to Hollow Ponds at the tip of Epping Forest, while the buzzing delights of Leytonstone can be found just a short stretch in the other direction. No wonder this part of Leytonstone is so sought-after.

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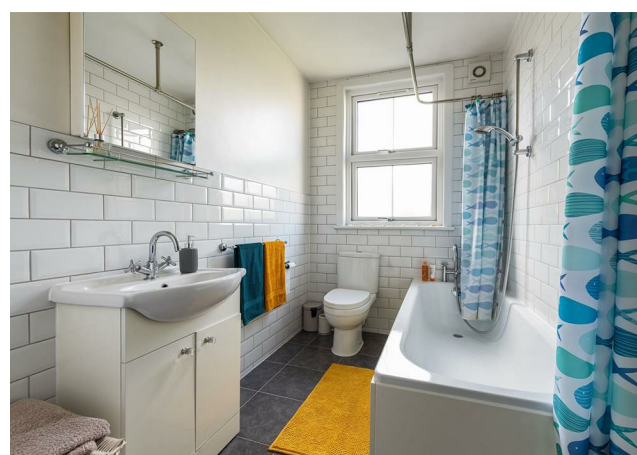
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### IF YOU LIVED HERE...

If you don't already know this part of East London, you'll quickly understand why it's so popular, with those tree-lined streets and its cosy position between the action of Leytonstone and serenity of Epping Forest.

On the first floor, behind the striking facade of your period home, the open plan kitchen/living area is bright and spacious, with the beautifully restored original flooring providing a charming ambience. In the kitchen area you've got stylish metro brick tiles, sleek units and an integrated oven. As for your bedroom, it's got pristine decor and soft carpeting underfoot, while your spacious bathroom is smart and modern with an over-tub shower.

The location couldn't be better; you're less than a mile from Time Out Restaurant of the Year 2021, Singburi, and half a mile from the BBC-featured Homies on Donkeys taqueria, while the burgeoning Grove Green Road neighbourhood is less than ten minutes south; take your pick from the equally excellent Filly Brook, Heathcote &

Star and Northcote arms - they're all great options. The part-pedestrianised Francis Road is just a bit further, where you'll find an eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and independent book shop Phlox, to mouth-watering patisserie Morny and independent store Dreamhouse records.

Needs to escape further afield? Leytonstone tube is 5 minutes on foot, where you can nip into the West End in less than half an hour. It's also only 15 minutes to the City from here. Need to buy everything on your shopping list in one convenient swoop? Get off two stops down the line at Stratford and visit the epic Westfield.

### WHAT ELSE?

- The property comes chain free, which mean you can move in with the minimum of hassle.
- Drivers can be on the North Circular in around five minutes.
- Fancy a tipple with a view? The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is an 18 minute stroll and the perfect place to to watch the sun go down.



### A WORD FROM THE OWNER...

"I loved my time living in the property. It has the best of both worlds - near to restaurants and pubs and only 15 mins into the City of London but there are also great greens spaces such as Epping Forest and Hollow Ponds on the doorstep. The neighbours (4 other flats in the building) are all really nice and we had a WhatsApp group and looked out for each other. I will miss the property and the neighbours."

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