



IF YOU LIVED HERE...

You'll be luxuriating amongst a wealth of vintage designer style. Your front bedroom is a 150 square foot double with the large bay window and high ceilings of the period, and artfully restored original floorboards running underfoot. You have an ornate jade marble fire surround over an exposed brick hearth, and Victorian mouldings with farrow and ball's Hague blue walls. Bedroom two's finished in smoky shades of grey and blue with an original Victorian slate fireplace and exposed brick hearth.

Next door your bathroom is sleek and contemporary, predominantly finished in oversized slate grey letter boxes, with timber style accents and a characterfully arranged rainfall shower over the L-shaped tub. Finally, to the rear, your 200 square foot kitchen/diner is yet another artful affair, featuring engineered Walnut flooring and sleek stainless steel cabinets, granite splashbacks, matching worktops and striking statement wallpaper. Patio doors flood the space with natural light and open directly to your garden. We'll explore out there shortly.

Leyton tube station is around a fifteen minute stroll or five minute bike ride away (you have secure bike hangers on your new street), for the Central line and direct eleven minute connections to Liverpool Street, for a door-to-door City commute of less than half an hour. If you're staying local then E10's celebrated Francis Road is just ten minutes away, home to a wide range of artisanal cafes, plus Yardarm Wines and the beloved Northcote Arms gastropub.

WHAT ELSE?

- Into your garden now, where a substantial deck descends to a secluded solace bursting with diverse foliage, home to some lovely seating spots.
- Your cellar is divided into two rooms, totalling an additional 400 square feet.
- Heading to the West End? Tottenham Court Road is just twenty minutes away via the Central line, making it just a thirty five minute trip door to door.



A WORD FROM THE OWNER...

"Living in this delightful conservation area, we're nestled in a charming 'no through' road, surrounded by amiable neighbours who genuinely care. Here, nights are serene, I sleep like a baby in either of the comfortably proportioned bedrooms. We enjoy entertaining in the open plan living area, cooking with friends catching up on our weeks with the french doors flung open to the garden, seamlessly connecting to an oasis of nature and calm. The south-facing garden, sheltered and serene, the borrowed landscape is like an arboretum. Full of mature native trees that create a landscape so enchanting, it draws in local wildlife. There's a certain joy in sipping wine to the chorus of birdsong in the evening sunset, or lounging in the morning sun, having a fresh breakfast whilst flicking through the latest reels is an utter delight, escapism at its finest. On the other hand, on our doorstep, being just off the high street you'll find every convenience needed. Forgot the ginger? Ran out of wine? Need a plunger? Just nip out, down the road and back. Leyton is so well connected in all directions, with a wide range of transport options. Oxford Circus 30 mins away or Stratford Westfield for a set of new trainers or catching a movie in 10. In another direction, lies the enchanting Epping Forest, a gateway to the rustic charm of Walthamstow Village. And how can we forget the summer days spent bronzing at Hackney River Beach, or strolling through the wildflower meadows and marshes at sunset, where nature's beauty unfolds before our eyes again practically on the doorstep."

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