

## HAINAULT ROAD, LEYTONSTONE

### Offers In Excess Of £625,000 Leasehold 4 Bed Flat



#### Features:

- Large Four Bedroom Conversion
- Set Across Two Floors
- Private Garden
- Lovingly Renovated By Current Owners
- Upper Leytonstone Location
- Short Walk To Hollow Ponds
- Close to Leytonstone Station

A fabulous four bedroom apartment with private garden, on a quiet turning in Upper Leytonstone. With over 1200 square foot of living space on two floors, all beautifully updated by the current owners, this is a luxuriously liveable home.

There's so much to appreciate about this apartment, from the dedicated front door to the landscaped garden and outside space just as well thought out and generous as the indoors. All this as little as half an hour's commute from the City.

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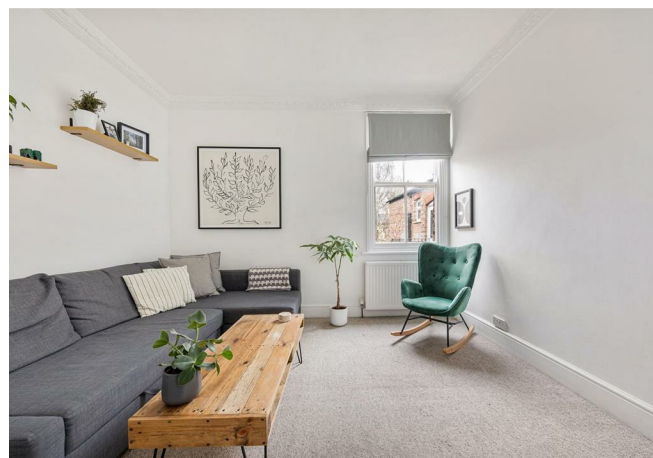
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IF YOU LIVED HERE...

You'll find your sunny 200 square foot kitchen/diner at the top of your stairs on the first floor. The serene white walls set the aesthetic tone, and plenty of dark blue units occupy one corner. A door leads down to that gorgeous garden, with lawn and borders. Past the kitchen you'll find your bathroom, part tiled in outside soft grey, with modern white suite and rainfall shower over the tub. To the rear is the first of your four bedrooms, a double of 125 square foot with a bay window.

Back through the kitchen, you'll come to bedroom two on the left, another generous double of 150 square foot. To the front is your 175 square foot reception - there's another bay window here for glorious brightness filtered through the leaves of a eucalyptus tree, along with a handsome original fireplace and bespoke shelving. Last on this floor is bedroom three, at fifty five square foot the perfect spot for home working or a nursery. Up on the second floor you'll find your fantastic skylit loft bedroom, with 240 square foot of sublime space. Your en suite shower room is tucked into one corner.

It takes less than fifteen minutes on foot to Leytonstone Station for the Central Line, taking you to Liverpool Street in another fifteen minutes, and Tottenham Court Road in under twenty five. When you want to get back to nature you're barely half a mile from Leyton Flats and Hollow Ponds, part of endlessly explorable Epping Forest. You have plenty of amenities including a large Tesco's, nearby on High Road Leytonstone, just a half mile on foot. If you're driving, the North Circular is under two miles away.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Barclay Primary School, Newport School and Davies Lane Primary School.
- Your new local is The North Star, a wonderful country style community pub approved by CAMRA and offering both delicious Thai fare and superb pizza.
- Do something different when you have guests and hire a row boat for a pleasant tour of Hollow Ponds.



A WORD FROM THE OWNER...

"We have truly loved every aspect of living here! The flexible layout of the property has been a huge plus for us, creating a real feeling of space and calm. The area is fantastic and there is a real sense of community here. We are spoilt for choice with wonderful local pubs and restaurants close by. We also count ourselves very lucky to have so much nature on our doorstep; Hollow Ponds just a 7 minute walk away with open greenery and woodland walks. Other green spaces include the fantastic Wanstead Flats - a short stroll away and Wanstead Park - just a few minutes drive away. Leytonstone tube is only a 12 minute walk, which makes hopping into town very easy. We have also found it very convenient for local shops; 2 minutes walk to local convenience store and an M&S food store just around the corner. We are also only an 8 minute walk to a large supermarket, and only 10 minutes into the centre of Leytonstone. Parents will be pleased to know there are wonderful nurseries in walking distance, and fantastic primary and secondary schools very close by."

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**Reception Room**  
15'6" x 11'10"

**Bedroom**  
9'11" x 6'0"

**Kitchen/Dinning Room**  
16'2" x 13'2"

**Bathroom**

**Bedroom**  
13'4" x 11'10"

**Bedroom**  
19'10" x 13'9"

**Bedroom**  
11'10" x 11'3"

**Ensuite**

**Eaves Storage**

**Garden**  
29'6"



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